

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM:  Ellen McCarthy
Director

DATE: July 11, 2006

SUBJECT: Case No. **ZC-06-___**: Report for **Setdown** for a Map Amendment to amend the Zoning Map regarding part of Lots 1, 2, 3, 5, 6, 7, 8, 29, 28 and 27, Square 1765, filed by the Office of Planning.

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RECOMMENDATION

The Office of Planning recommends that the Zoning Commission set down the proposal to establish C-1 zoning for a site including part of Lots 1, 2, 3, 5, 6, 7, 8, 29, 28 and 27, Square 1765.

BACKGROUND

The subject property consists of 6,600 square feet of land on the north side of Chesapeake Street, N.W. It extends east from the west side of Belt Road to a closed segment of Sheridan Street on the north of Chesapeake Street, or almost to present day 41st Street. It is un-zoned and located within Fort Reno Park.

Fort Reno Park is improved with active recreational facilities, including athletic fields and tennis courts. It also includes a variety of government structures operated by the District, including Department of Public Works (DPW) facilities, and the Reno Reservoir operated by the Water and Sewer Authority (WASA).

The subject property is improved with a vacant and boarded two-story brick commercial building constructed ca. 1932 at the northeast corner of Belt Road and Chesapeake Street on part of Lot 1, Square 1765, prior to the incorporation of the subject property into the Park. The building is a remnant of the Reno City neighborhood that was located in what is now Fort Reno Park. The remainder of the property is unimproved and located to the east of the building and to the south of the Fort Reno Park tennis courts along Chesapeake Street. The building and land are owned by the District of Columbia, having been transferred to the District from the National Park Service in 1957. No off-street parking is provided.

ZONING COMMISSION
District of Columbia

CASE NO. 06-37
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EXHIBIT NO. 1

District government offices historically had been permitted as government uses and not subject to zoning. However, in 1990 the Council of the District of Columbia passed legislation making new or expanded District government land uses subject to zoning. This requirement is codified in § 106.5 of 11 DCMR, as follows:

“Properties of the District of Columbia government shall be subject to zoning; provided that:

- (a) Any governmental land or building uses that were either in existence or were substantially planned, documented and invested in prior to May 23, 1990, shall not be subject to zoning;*
- (b) With regard to the properties referenced in paragraph (a) of this subsection, any change or expansion in the use of land or buildings or any new construction or additions to buildings shall be subject to zoning; and*
- (c) District of Columbia public buildings in the Central Area shall be exempt from zoning but shall continue to require approval of the National Capital Planning Commission, pursuant to § 5(c) of the National Capital Planning Act of 1952, approved July 10, 1952 (66 Stat. 781, 788; D.C. Code, 2001 Ed. §§ 2-1004(c)(formerly codified at D.C. Code § 1-2004(c)(1999 Repl.)).”*

As a result of the adoption of the above referenced text, District government uses became subject to zoning, unless located within the Central Area. The subject property is not located within the Central Area. Therefore, the building must be located within a zone district before it can be used by the District.

PROPOSAL

DPW informed the Office of Planning that they propose to locate offices within the existing building for their Street and Alley Cleaning Division. They also indicated that public restrooms may be made available to users of Fort Reno Park. However, in order for DPW to secure permits for the renovation and occupancy of the existing building it must be located within a zone district. It is currently un-zoned, as is the rest of Fort Reno Park.

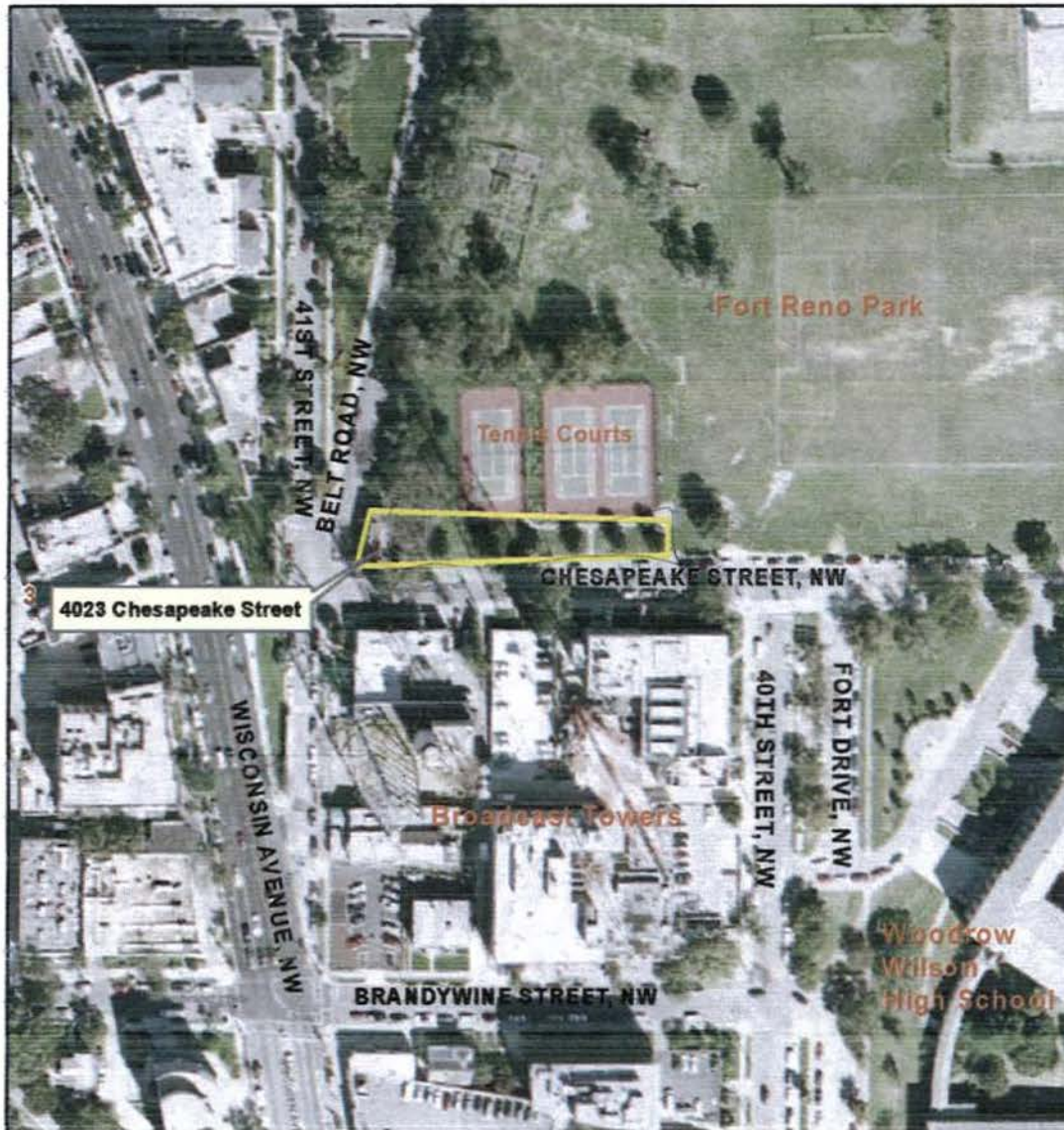
AREA DESCRIPTION

Fort Reno Park extends to the north and east of the subject property. It is improved as an active park, including tennis courts and athletic fields. Further to the north and east, at the crest of the hill, is Reno Reservoir, operated by WASA.



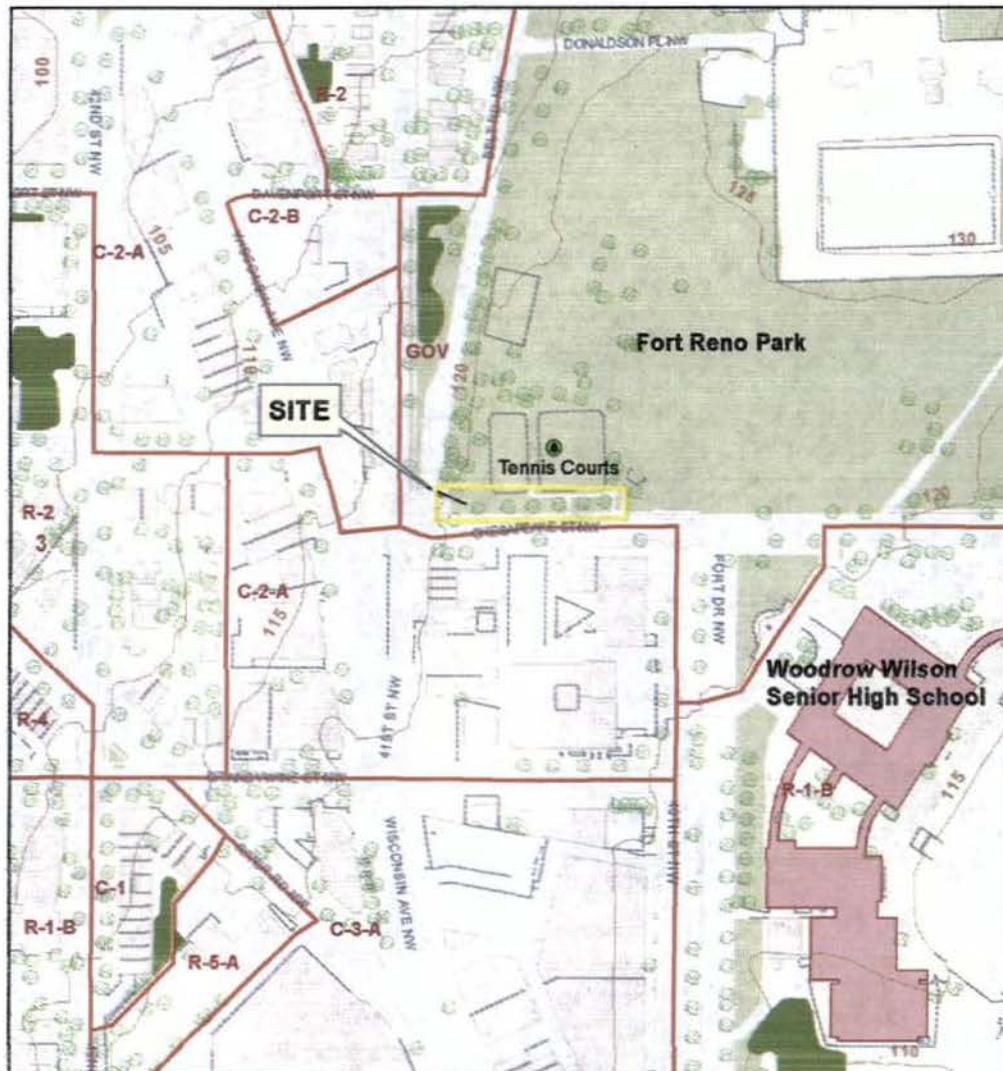
**View of 4023 Chesapeake Street, N.W.
from the Corner of Bell Road and Chesapeake Street**

To the south, across Chesapeake Street, are one- and two-story commercial structures containing offices, retail and restaurant uses within the C-2-A Zone District. There are also several commercial broadcast towers and larger buildings associated with either the towers or two small academic institutions. Further to the west, across 40th Street and Fort Drive, is Woodrow Wilson Senior High School within the R-1-B Zone District.



Aerial Photograph of Site and Surrounding Area

Fort Reno Park was designated a historic site in 1964 as a part of the Civil War Fort Site and Fort Circle Park System. As a result any development or land use changes are subject to review by the Historic Preservation Review Board.



Zoning Map

ZONING

The property is currently un-zoned. The petitioner proposes the zoning of the subject property to the C-1 (neighborhood shopping) commercial district, which *"is designed to provide convenient retail and personal service establishments for the day-to-day needs of a small tributary area, with a minimum impact upon surrounding residential development."* (§ 700.1) The C-1 Zone District is the least intensive commercial zone district, with a bulk and height similar to that of low to moderate density residential zone districts. It is therefore considered the most appropriate district for this existing building

site within Fort Reno Park. The bulk regulations of the C-1 Zone District are shown below

	C-1 Zone District
Maximum Building Height	40 feet
Maximum Number of Stories	3
Minimum Rear Yard	20 feet
Minimum Side Yard	None required. If provided, 2 inches per foot of building height, but not less than 6 feet
Maximum Lot Occupancy	60 percent
Maximum FAR	1.0

Table 1

The subject building is two-stories and less than 40 feet in height.

The C-1 Zone District permits office use as a matter of right, pursuant to § 701.6(c)

COMPREHENSIVE PLAN

The subject application is not inconsistent with the following goal and objectives from the Public Facilities Element of the Comprehensive Plan

“It is the goal of the District to provide adequate and energy-efficient public facilities in good condition to support the const-effective delivery of municipal programs and services and to support economic development and neighborhood improvement objectives.” (§ 601)

“The adequate service delivery objective is to ensure the construction, rehabilitation, and maintenance of facilities essential for public service delivery.” (§ 602 1)

“The adequate planning for public facilities objective is to provide for the coordinated planning of public facility construction and rehabilitation.” (§ 603 1)

GENERALIZED LAND USE MAP: The site is located within the Parks, recreation and open space land use category- *“District government parks and recreation centers, cemeteries and the National Capital Open Space System are the predominant uses”*

The proposed C-1 map amendment, if adopted, will allow for the District government to restore the subject property to active use and better allow the Department of Public Works to provide its services within Ward 3. Therefore, the Office of Planning finds that the proposal is not inconsistent with the Comprehensive Plan

RECOMMENDATION

The Office of Planning recommends that the Zoning Commission setdown the map amendment to include Lots 1, 2, 3, 5, 6, 7, 8, 29, 28, and 27, Square 1765 within the C-1 Zone District

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