

**MEMORANDUM**

TO: Zoning Commission for the District of Columbia
FROM: Jennifer Steingasser, Deputy Director for Development Review & Historic Preservation
DATE: July 16, 2010
SUBJECT: **Zoning Commission Case 10-17- Setdown Report** - Proposed zoning map amendment request from the National Restaurant Association for the property located at 1200 17th Street NW

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I. PROPOSAL

On June 15, 2010, the National Restaurant Association (the "Applicant") filed a petition requesting the Zoning Commission to rezone Lot 809 in Square 160 from residential (DC/SP-2) to commercial (DC/C-4) zoning.

II. RECOMMENDATION

The Office of Planning (OP) recommends that the Zoning Commission set down this application for a public hearing.

III. AREA/SITE DESCRIPTION

This site proposed for rezoning is located at 1200 17th Street NW within Square 160. Square 160 is triangular in shape and bounded by Rhode Island Avenue NW to the north and west, M Street NW to the south, and 17th Street NW to the east. The square is located within a half-mile of two Metro stations, Farragut North to the south and Dupont Circle to the north, and is served by several Metro bus routes along Connecticut, 16th, and 18th Streets NW. The square is mainly comprised of multi-story office buildings with some ground floor retail. The square is bisected by an 11' wide north-south public alley, which also splits the square into two zones. Lots west of the alley are zoned DC/C-4 while the eastern portion of the square is in the DC/SP-2 zone. Lot 809, the subject property proposed for rezoning, is the only lot within the square in the DC/SP-2 zone.



Generally, adjacent properties to the north and east are within the DC/SP-1 and DC/SP-2 zones while areas to the west and south are in higher density zones including DC/C-3-C and C-4. Two historic districts are located nearby, including the Dupont Circle Historic District located north of the square across Rhode Island and the Sixteenth Street Heights Historic District to the east of the site. The subject property is located at the southwest corner of 17th and M Streets NW. The property is 17,013 square feet in size and is improved with an eight-story office building which houses a number of office uses.

ZONING COMMISSION
District of Columbia

CASE NO. 10.17

EXHIBIT NO. 10

commercial areas also generally have commercial zoning designations ranging from C-2 to C-5. Therefore, the proposed DC/C-4 zoning **would not be inconsistent** with the 2006 Comprehensive Plan. Additionally, the site is designated as being within the Central Employment Area on the Generalized Policy Map. This area comprises the business and retail core of the District and the proposed map amendment to the DC/C-4, which includes the District's central business district zone, would not be inconsistent with this designation.

The proposed rezoning is supported by following policies of the Land Use, Economic Development, and Central Washington elements of the Comprehensive Plan:

Policy LU-1.1.3: Central Employment Area

Continue the joint federal/District designation of a "Central Employment Area" (CEA) within the District of Columbia. The CEA shall include existing "core" federal facilities such as the US Capitol Building, the White House, and the Supreme Court, and most of the legislative, judicial, and executive administrative headquarters of the United States Government. Additionally, the CEA shall include the greatest concentration of the city's private office development, and higher density mixed land uses, including commercial/retail, hotel, residential, and entertainment uses. Given federally-imposed height limits, the scarcity of vacant land in the core of the city, and the importance of protecting historic resources, the CEA may include additional land necessary to support economic growth and federal expansion. The CEA may be used to guide the District's economic development initiatives, and may be incorporated in its planning and building standards (for example, parking requirements) to reinforce urban character. The CEA is also important because it is part of the "point system" used by the General Services Administration to establish federal leases. The boundaries of the CEA are shown in Figure 3.2. 304.8

Policy LU-2.4.1: Promotion of Commercial Centers

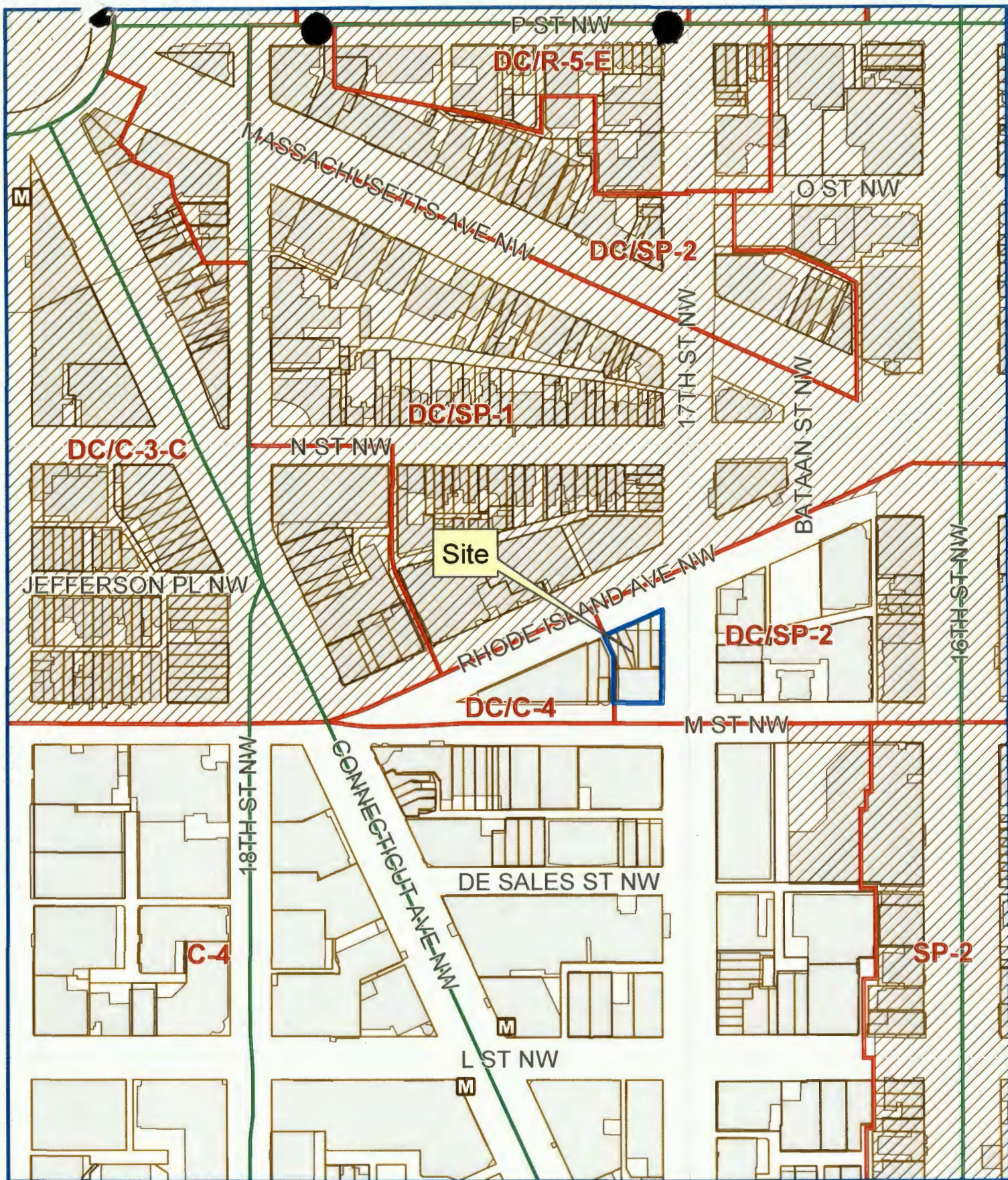
Promote the vitality of the District's commercial centers and provide for the continued growth of commercial land uses to meet the needs of District residents, expand employment opportunities for District residents, and sustain the city's role as the center of the metropolitan area. Commercial centers should be inviting and attractive places, and should support social interaction and ease of access for nearby residents. 312.5

Policy ED-2.1.1: Office Growth

Plan for an office sector that will continue to accommodate growth in government, government contractors, legal services, international business, trade associations, and other service-sector office industries. The primary location for this growth should be in Central Washington and in the emerging office centers along South Capitol Street and the Anacostia Waterfront. 707.6

Policy CW-1.1.1: Promoting Mixed Use Development

Expand the mix of land uses in Central Washington to attract a broader variety of activities and sustain the area as the hub of the metropolitan area. Central Washington should be strengthened as a dynamic employment center, a high-quality regional retail center, an internationally-renowned cultural center, a world-class visitor and convention destination, a vibrant urban neighborhood, and the focus of the regional transportation network. New office and retail space, hotels, arts and entertainment uses, housing, and open space should be



ZC 10-17 - 1200 17th Street NW Map Amendment Exhibit 1 - Context Map

Legend

	Zoning Districts		Designated Historic Districts
	Record Lots		Metro Bus Routes
	Tax Lots		Metro Station Entrances
	Buildings		

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.

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ZC 10-17 - 1200 17th Street NW Map Amendment Exhibit 2 - Aerial Photograph (2009)

Legend

 Zoning Districts

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