

RECEIVED
D.C. OFFICE OF ZONING
2014 DEC -1 PM 12:05

District of Columbia
Office of Planning



MEMORANDUM

TO: District of Columbia Zoning Commission

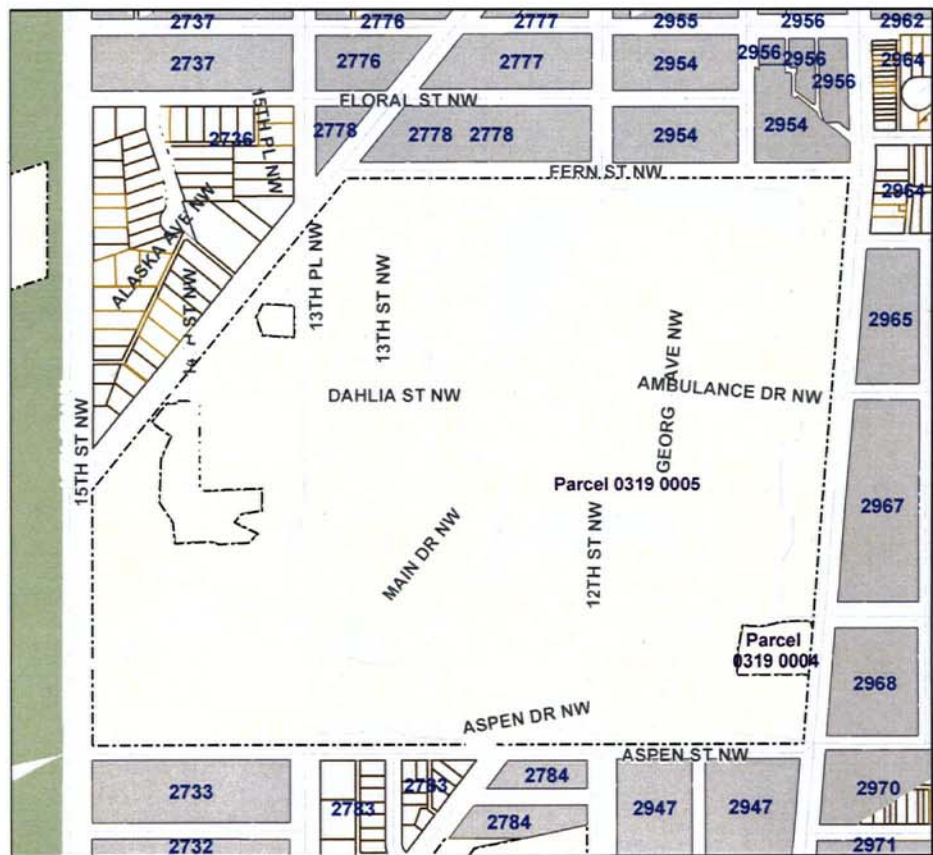
FROM: Jennifer Steingasser, Deputy Director

DATE: December 1, 2014

SUBJECT: ZC #14-22 Create New Zoning for the District's Portion of the Walter Reed Campus – Applicable Parcels

The Office of Zoning requested that the Office of Planning (OP) submit to the record a description of the land parcels that would be subject to the Walter Reed zoning amendment, as described in the OP report (Exhibit 1). The remapping proposed in ZC #14-22 would apply to the following:

- A portion of Parcel 0319 0005 (the District portion); and
- All of Parcel 0319 0004.



Also attached is the preliminary plat of the portion of the Walter Reed site to be transferred to the District of Columbia, prepared by Bowman Consulting, dated October 2014.

JS/mrj

Office of Planning Memorandum
Walter Reed – Proposed Zoning Text and Map Amendments
December 1, 2014
Page 2 of 2

SUBDIVISION TABULATION

LANDBAY	AREA SQUARE FEET	ACRES	COMMENTS
"A"	60,230 SF	1.38 AC	
"B"	81,594 SF	1.87 AC	
"C"	39,754 SF	0.91 AC	
"D"	87,114 SF	2.00 AC	
"E"	187,864 SF	4.31 AC	
"F"	130,059 SF	2.99 AC	
"G"	234,987 SF	5.39 AC	INCLUDES BUILDING TO REMAIN
"H"	298,179 SF	6.80 AC	INCLUDES BUILDING TO REMAIN
"I"	945,594 SF	21.71 AC	INCLUDES BUILDING TO REMAIN
"J"	173,334 SF	3.99 AC	INCLUDES BUILDING TO REMAIN
TOTAL	2,236,668 SF	51.34 AC	

ROW	AREA SQUARE FEET	ACRES	COMMENTS
ASPEN ST. ROW	50,805 SF	1.16 AC	TO MAKE ASPEN STREET 75' ROW
PUBLIC ROW	596,459 SF	13.78 AC	INTERIOR TO SITE
TOTAL	647,264 SF	14.94 AC	

TOTAL AREA	AREA SQUARE FEET	ACRES	COMMENTS
TOTAL	2,883,932 SF	66.27 AC	

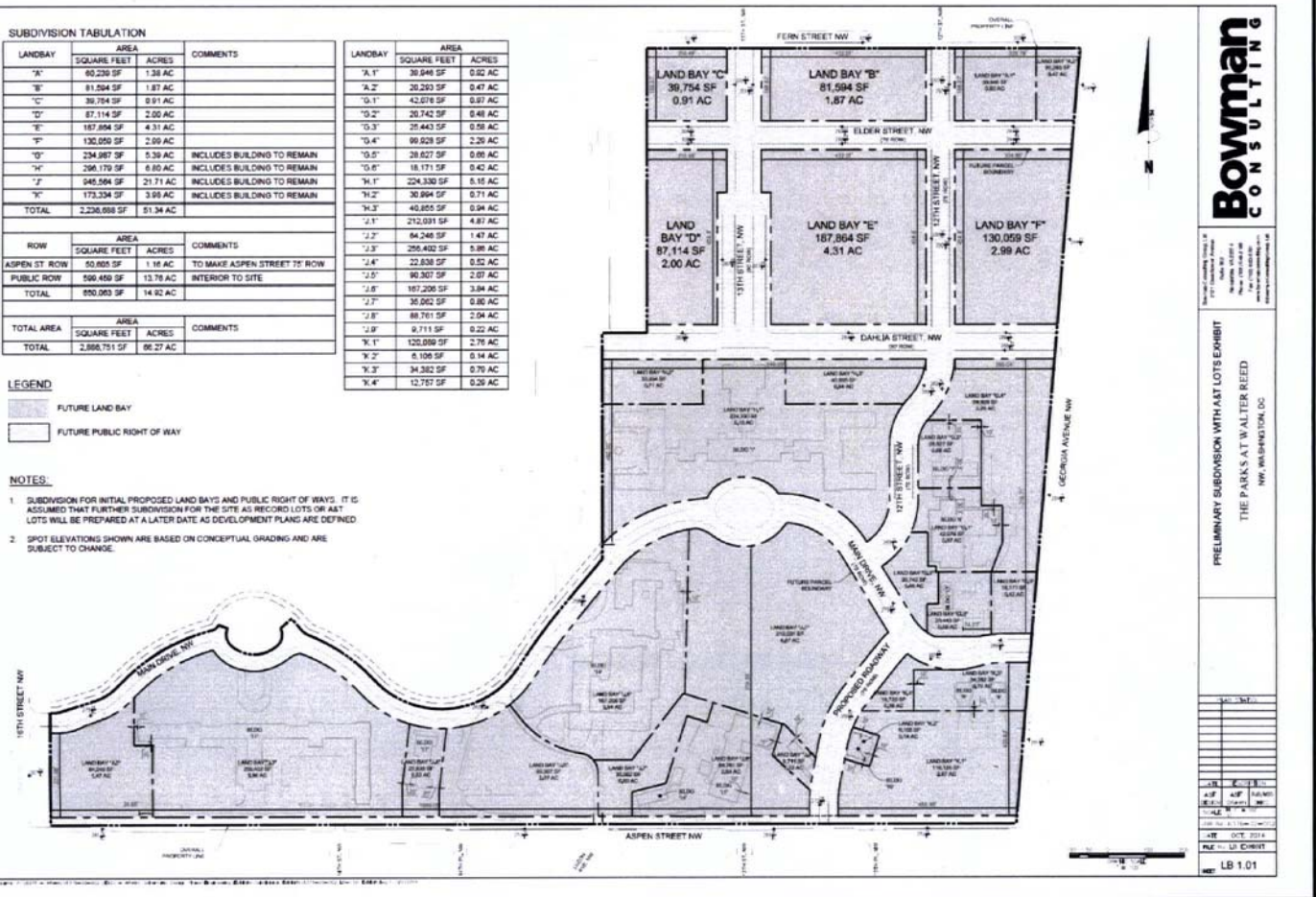
LEGEND

-  FUTURE LAND BAY
-  FUTURE PUBLIC RIGHT OF WAY

NOTES:

- SUBDIVISION FOR INITIAL PROPOSED LAND BAYS AND PUBLIC RIGHT OF WAYS. IT IS ASSUMED THAT FURTHER SUBDIVISION FOR THE SITE AS RECORD LOTS OR APT LOTS WILL BE PREPARED AT A LATER DATE AS DEVELOPMENT PLANS ARE DEFINED.
- SPOT ELEVATIONS SHOWN ARE BASED ON CONCEPTUAL GRADING AND ARE SUBJECT TO CHANGE.

LANDBAY	AREA SQUARE FEET	ACRES
"A.1"	39,849 SF	0.92 AC
"A.2"	20,250 SF	0.47 AC
"D.1"	42,876 SF	0.97 AC
"D.2"	26,742 SF	0.61 AC
"D.3"	25,443 SF	0.58 AC
"D.4"	99,829 SF	2.29 AC
"D.5"	28,827 SF	0.66 AC
"D.6"	18,171 SF	0.42 AC
"H.1"	224,330 SF	5.15 AC
"H.2"	30,854 SF	0.71 AC
"H.3"	40,855 SF	0.94 AC
"I.1"	212,031 SF	4.81 AC
"I.2"	84,246 SF	1.92 AC
"I.3"	256,402 SF	5.89 AC
"I.4"	22,838 SF	0.52 AC
"I.5"	90,307 SF	2.07 AC
"I.6"	187,206 SF	4.28 AC
"I.7"	30,262 SF	0.69 AC
"I.8"	69,701 SF	1.59 AC
"I.9"	9,711 SF	0.22 AC
"J.1"	120,059 SF	2.76 AC
"J.2"	6,109 SF	0.14 AC
"J.3"	34,382 SF	0.79 AC
"J.4"	12,757 SF	0.29 AC



Bowman
CONSULTING

1777 ...
 ...
 ...
 ...

PRELIMINARY SUBDIVISION WITH APT LOTS EXHIBIT
 THE PARKS AT WALTER REED
 NW, WASHINGTON, DC

DATE: 12/1/14
 BY: [Signature]
 TITLE: [Title]
 SCALE: 1" = 100' - 0"

LB 1.01