

Government of the District of Columbia

Deputy Mayor for
Economic Development



Office of Planning
415 12th Street, N.W.,
Washington, D.C. 20004

SEP 8 1988

MEMORANDUM

TO: D.C. Zoning Commission

FROM: Fred L. Greene
Director

SUBJECT: Reed-Cooke Phase II Hearing Action Request

INTRODUCTION

This is the Office of Planning's (OP) preliminary report to the Zoning Commission on Phase II of the Reed-Cooke rezoning initiative. Phase I, Application No. 86-12, covered the residential portion of the Reed-Cooke area and was heard by the Commission on October 20, 1986. As a result of Phase I action, some 71 lots in 6 squares were rezoned from C-M-2 to R-5-B, and one lot was rezoned from C-M-2 to C-2-B (see attached Zoning Commission Order No. 523, April 13, 1987).

This report, in essence, concerns the remaining parts of the Reed-Cooke C-M-2 area which were not acted upon in Phase I. OP's October 20, 1986, report to the Commission included proposed regulations for the creation of a "Special Public Interest District" which would have created interim zoning controls for designated Comprehensive Plan Specialized Planning Areas. The Commission did not act upon the Special Public Interest District proposal.

ZONING COMMISSION

CASE No. 88-19
EXHIBIT No. 14

EXHIBIT No. _____
CASE No. _____
ZONING COMMISSION

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ZONING SECRETARIAL
DISTRICT OF COLUMBIA

ZONING COMMISSION
District of Columbia
CASE NO. 885190
EXHIBIT NO. 14 B

see 9/11/88

Since that time, OP and the Zoning Commission have developed significant experience in formulating overlay zoning districts. Recent cases involving this concept include the Cleveland Park and the Woodley Park Commercial Overlay Districts, the Macomb/Wisconsin Commercial Overlay District, the Naval Observatory Overlay Precinct District and the proposed Downtown Shopping Overlay District.

Material submitted by the Reed-Cooke Neighborhood Organization (RAM) includes a proposed overlay zone for portions of the C-M-2 area as well as updated survey material. For the purposes of this preliminary report, OP has relied upon materials from Case No. 86-12, materials submitted by RAM and the 18th and Columbia Road Business Association, several tours and field visits, information garnered from a District government interagency investigation of alleged permit and code violations, and additional research.

SUMMARY RECOMMENDATION

The Office of Planning recommends that a public hearing be scheduled for Phase II of the Reed-Cooke Special Treatment Area zoning initiative and that the zoning proposals included in the body of this report be advertised for public hearing.

I. Background

The following findings include still valid excerpts from OP's Phase I study and reports to the Commission and new material to set the context for the present requested action.

- Reed-Cooke is designated as a Special Treatment Area in the Land Use Element of the Comprehensive Plan. In summary, this means it is an area that has "unique physical, social, or functional characteristics and features" that require "case-specific planning actions". (Sec. 1119(b), Comprehensive Plan)
- Reed-Cooke contains the only C-M-2 zone in the Adams-Morgan community. This zoning category permits medium bulk commercial and light manufacturing uses, but prohibits new residential uses. This zone runs generally along Champlain Street, Kalorama Road, and Ontario Road. Reed-Cooke also contains low to medium bulk commercial zones (C-2-A and C-2-B) along 18th Street as well as general residential zones (R-5-B

and R-5-C) along the northern and eastern borders of the Special Treatment Area. The C-M-2 area was substantially reduced in Phase I.

- The proposed actions in Phase II are zoning proposals intended to rezone certain lots in the old Reed-Cooke industrial zone that were not rezoned in Phase I of this initiative. Other non-zoning actions have recently been initiated in coordination with other agencies such as the Office of Business and Economic Development regarding business development, the Department of Public Works regarding parking and street constraints, the Department of Consumer and Regulatory Affairs regarding permit violations, and the Metropolitan Police Department, the D.C. Fire Department and the Department of Recreation.
- Input from community representatives (comprising residents, business people, property owners, the Hispanic community and Advisory Neighborhood Commissions) will be secured at each stage of this zoning effort, including a careful review of the citizens' resolution at their emergency town meeting held on June 9, 1988, and material submitted subsequently to OP which described proposed zoning actions.

II. Existing Land Use and Zoning

- The general boundaries of the Reed-Cooke area are Columbia Road on the north, 16th Street on the east, Florida Avenue on the south and 18th Street on the west. The Zoning Commission, in April 1987, approved rezoning of major clusters of existing housing on six squares (Squares 2560, 2563, 2562, 2655, 2567, and 2571) in the area from medium-bulk commercial and light manufacturing (C-M-2) to medium density apartment houses (R-5-B). Lot 838 in Square 2560 was changed from C-M-2 to C-2-B (medium bulk commercial-light manufacturing to medium-bulk community business center). The zoning changes were supported by Advisory Neighborhood Commission (ANC) 1C, the Reed-Cooke Neighborhood Association (RAM), and other community organizations and leaders.

Comments and recommendations from community representatives were sought and received during each stage of the planning process.

- Existing land uses, in Reed-Cooke are divided equally between residential, commercial/light industrial, and public/utility categories. However, these categories mask an unusually wide variety of specific uses for an area encompassing only seven city blocks. These uses include row dwellings, apartment buildings, retail and office space, warehouse/storage space, printing and auto repair shops, a day care center, a Potomac Electric Power Company (PEPCO) substation, a public school, two churches and surface parking lots. Reed-Cooke contains approximately 250 housing units; about 60 of them are single-family row dwellings.
- The business profile of the Reed-Cooke area had at its core a blue collar employment enclave for a considerable number of years. The area was once the location of early automobile dealerships and electronics and radio manufacturing companies. These businesses co-existed with clusters of residential housing, many of which remain viable today. The area, which is tucked behind 18th Street, remains relatively obscure to the uninitiated visitor to the Adams-Morgan neighborhood. This factor does not reduce the significant contribution that Reed-Cooke makes to the city's economy as a neighborhood employment base. These businesses and their relationship to the area are the focus of Phase II.
- The existing zoning controls in Reed-Cooke and adjacent areas may be summarized as follows:
 - The C-M-2 District permits medium bulk commercial and light manufacturing uses, to a maximum floor area ratio (FAR) of 4.0 and a maximum height limit of sixty feet, with new residential uses prohibited.
 - The C-2-A District permits matter-of-right low density development, including office,

retail and all kinds of residential uses, to a maximum floor area ratio (FAR) of 2.5 with non-residential uses limited to 1.5 FAR, a maximum height of fifty feet, and a maximum lot occupancy of sixty percent for residential uses.

The C-2-B District permits matter-of-right medium density development, including office, retail, housing, and mixed uses to a maximum height of sixty-five feet, a maximum floor area ratio (FAR) of 3.5 for residential and 1.5 for other permitted uses, and a maximum lot occupancy of eighty percent for residential uses.

The R-5-B District permits matter-of-right development of general residential uses including single-family dwellings, flats, and apartments to a maximum lot occupancy of sixty percent, a maximum floor area ratio (FAR) of 1.8 and a maximum height of sixty feet.

The R-5-C District permits matter-of-right medium/high density development of general residential uses, including single-family dwellings, flats, and apartment buildings, to a maximum height of ninety feet, a maximum floor area ratio (FAR) of 3.5, and a maximum lot occupancy of seventy-five percent.

III. Existing Situation

- The area is geographically small and land uses are closely intertwined. This condition does not lend itself to a simple zoning solution which would be wholly beneficial to both the residential and non-residential components of Reed-Cooke. Much of it has existing buildings. There are five significant clusters of housing in the area plus other units closely interspersed with industrial/commercial uses. The small geographic area and intermingling of uses make buffering relatively difficult and make the allocation of space between commercial and residential expansion more difficult. It also increases the potential for adverse impacts of business activities on the residential component of Reed-Cooke.

- The streets are narrow (generally 30-foot roadways, 50-foot rights-of-way), intersect at oblique angles and, in two cases, are not through streets. Some of the streets are one way and parking is limited to one side of the street. The capacity of this street network is extremely limited for the remaining medium-density commercial/light-manufacturing activities, given today's automobile and truck-oriented transportation system. The nearest Metrorail station is a substantial distance away (either Dupont Circle or Woodley Park). Underutilization of land and of existing buildings is the principle reason traffic circulation has not become impossible. However, parking is a severe problem throughout Adams-Morgan, including Reed-Cooke.
- A significant number of residential units, most of them occupied by low and moderate income people, have been protected by the Phase I rezoning. A related, remaining issue includes residential uses which are adjacent to light-manufacturing activities (or isolated in the midst of such uses) and are heavily impacted by noise, litter, and vehicular traffic, raising public health and safety concerns.
- There appears to have been an increasing number of non-regulated or allegedly illegal conversions of uses, additions to existing buildings and interior and exterior construction work accomplished without appropriate permits.

RAM Proposal

The Reed-Cooke Neighborhood Association (RAM) has submitted several proposals for rezoning the Reed-Cooke Area. A July 4, 1988, proposal lists two alternatives with different zones for approximately 30 of the total number of 49 properties on the list. Major differences between the "Proposed" and "Alternate" zoning categories in the proposal include: 1) residential vs commercial zoning for 10 properties; 2) lower density commercial zoning (generally C-1 and C-2-A) vs higher density commercial zoning (generally C-2-A and C-2-B) for 15 properties; 3)

commercial zoning (C-2-A) vs a new mixed use zone for 7 properties; and 4) 15 properties for which the proposed and alternate zoning categories are the same. This last category includes 10 properties for which R-5-B zoning is recommended for both alternatives and five for which C-2-A zoning is recommended for both alternatives. The remaining two properties include an R-5-B zone vs R-5-C zoning.

In addition, 23 properties are proposed for a commercial overlay zone (in combination with C-1 or C-2-A zoning) in the "Proposed Zoning" column and 29 are proposed for a commercial overlay zone (in combination with C-1, C-2-A or C-2-B zoning) in the "Alternate Zoning" column. As outlined in the RAM submission, the proposed overlay zone is designed to...

"prevent high traffic, late-night, noisy, polluting, and/or otherwise undesirable uses in the new commercial and/or mixed-use (commercial/residential zones..." in the C-M-2 areas of Reed-Cooke.

The overlay zone is to encourage small-scale office and service business development oriented to the needs of the local community. The overlay zone, as proposed, would prohibit restaurants, clubs and public halls, hotels, bed and breakfast establishments and rooming houses, theaters, sexually oriented business, retail business with hours beyond 8 p.m., liquor licenses, and short-term off-street parking with access from "side" streets. The overlay is designed to encourage the following uses.

- offices of companies, doctors, lawyers, dentists, and other personal service providers;
- artists lofts;
- galleries;
- training centers, craft shops, and small business incubators which do not generate noise which can be heard outside the premises; and
- market rate and moderate income housing.

The RAM "Proposed Zoning" alternative includes a substantial number of properties to be re-zoned to R-5-B. It appears that a large portion includes the grounds of the Marie Reed School which is now zoned C-M-2. This is the case with all of the C-M-2 portions of Square 2558. Adjacent is Square 2562 which includes the school but also includes a public utility facility and a large storage facility at the southern end near Florida Avenue.

In other squares, most of the proposed R-5-B zoning includes vacant lots or uses which immediately abut residential uses or commercial uses in converted residential buildings.

The "Alternate Zoning" has fewer properties proposed for R-5-B zoning but still includes some C-M uses. OP notes that in Square 2563, Lots 880, 81, 80 and 79 are listed as non-residential uses which are proposed for R-5-B zoning under both alternatives. Residential zoning is also proposed under both the "Proposed" and "Alternate" categories for the C&P, PEPCO and Security Storage properties. In Square 2566, Lots 803 and 36 are proposed for residential zoning under both alternatives, as is the Colortone Press property in the same square.

An additional proposal dated August 17, 1988, has also been submitted by RAM (See Attachment). This proposal is a consolidation of the July 4, 1988, proposals. It proposes rezoning the existing C-M-2 areas to either C-2-A or C-1 with an overlay or to R-5-B. (See page 2 of August 17, 1988, RAM proposal).

The August proposal also includes a detailed proposal for an overlay zone to be mapped in conjunction with C-2-A or C-1 zones. There is a fairly extensive list of prohibited uses (See XX01 Use Provisions) and permits a maximum height of 40 feet.

Business of Proposal

In discussions with representatives of the Reed-Cooke business community, a draft zoning proposal was proffered. (See Attachment.)

It is generally less restrictive than all of the RAM proposals and the OP proposal discussed below. The business proposal would permit C-M uses, restaurants, hotels and inn's as special exceptions. Existing C-M uses would be allowed to be changed to experimental, research or testing laboratories, laundry or dry - cleaning establishments, wholesale or storage establishments, light - manufacturing processing, fabricating or repair establishments and printing, lithography or photoengraving establishments. Permitted, existing uses would be allowed to expand to a maximum of 3.5 FAR. (See XX01.3)

Heights of buildings would be limited to 60 feet except for buildings with at least 1.0 FAR of residential use. Such buildings would be allowed a maximum height of 65 feet.

Matter-of-right FAR in the proposed overlay district is 3.0, which may be increased to 4.5 where residential uses are incorporated. The proposed overlay zone also includes provisions for "shared parking" (Section XX04) and a section which allows exceptions to the overlay regulations with Board of Zoning Adjustment approval (Section XX05).

Office of Planning Proposal

As a Special Treatment Area, Reed-Cooke has specific, adopted objectives including: 1) the protection of existing housing and encouraging the development of new housing; 2) the maintenance of heights and densities at appropriate levels; and 3) the encouragement of small scale business development that does not adversely affect the residential community. The Phase I rezoning largely accomplished the objective of protecting the existing housing stock in the area. Conversion of residential structures to non-residential uses has been stemmed by this action. One significant by-product of the rezoning to residential in Phase I is the stabilization of the area as a community with a strong and continuing residential component.

For the remaining C-M-2 zoned areas, OP's preliminary report on Case 86-12 stated that the existing height and bulk limits for the C-M-2 District could be a threat to the area if an office market developed in Reed-Cooke (See P. 10, OP Report of 9-2-88, Case 86-12). Such a situation would, in our view, result in extreme traffic congestion and would be contrary to other goals for the area, including the development of residential uses and small businesses. Most of the existing commercial establishments in the Reed-Cooke area are housed in one- or two-story buildings or in converted residential structures.

Since the C-M-2 District allows a height of 60 feet and an FAR of 4.0 (with no new residential uses permitted), and since very few commercially used buildings are taller than two stories, the replacement of existing buildings with full-height and full FAR buildings would more than double existing non-residential space. This potential situation, given the proximity of residential uses and the condition of the street system, would not be appropriate in light of the objectives of the Comprehensive Plan for the Reed-Cooke Special Treatment Area.

In our Phase I report, OP had suggested several alternatives for the existing, non-residentially used C-M-2 area. These included a new lower density CR zone, a new Special Public Interest District and the possibility of a new mixed-use zone (MX) suggested by the Reed-Cooke community.

It is OP's view that the Special Treatment Area objectives can be achieved through a combination of rezoning and an overlay. Since the Zoning Commission heard and decided Case 86-12 (Phase I), OP and the Commission have, as previously noted, developed significant experience with this combination.

Conclusions and Recommendations

Essentially, OP's proposal in this case is a map amendment for the remaining C-M-2 properties to be rezoned to C-2-B with an overlay zone to permit selected light manufacturing uses to continue or expand; also, to restrict certain other uses normally allowed in the C-2-B District, and to provide some flexibility. (See attached overlay)

C-2-B Zoning: The heavy commercial/light industrial area of Adams-Morgan is a holdover from a very different past. This area is not so dissimilar from old C-M styled areas in Capitol Hill or those along the Georgetown Waterfront, most of which have been rezoned. In Reed-Cooke, there are no major arteries or rail or water routes which manufacturing areas generally need for the movement of goods. The surrounding neighborhood has gone through various cycles of change. Reed-Cooke is one of the earliest of Washington neighborhoods to develop outside the L'Enfant City.

The adjacent commercial streets, 18th Street and Columbia Road, have also passed through several phases of decline and resurgence. In recent years (particularly following the Zoning Commission's action in restructuring the C-2-B zone in the late 1970s) commercial enterprise in these corridors has been on the

upsurge. Adams-Morgan has become a destination for tourists and area residents with its abundance of retail services, boutiques and ethnic restaurants.

Along with its economic resurgence have come attendant problems -most particularly the shortage of parking. The Commission recently revised the Zoning Regulations to better control "bed and breakfast" establishments in Adams-Morgan. This is another clear indication of the area's attractiveness to visitors.

The Reed-Cooke area also has witnessed an increase in renovation and repair of both residential and commercial buildings in recent years. Of particular concern in this regard is the shortage of parking to supply new commercial establishments (particularly office uses) in Reed-Cooke and Adams-Morgan in general. Full non-residential development of the C-M area with its 4.0 FAR would very likely overwhelm the capacity of the street system, so that it could not adequately serve newly generated vehicular traffic. The general shortage of parking for both residential and commercial uses throughout Adams-Morgan, combined with the intertwining of residential and commercial uses in Reed-Cooke proper, are not encouraging for a balanced neighborhood of residential, light-manufacturing and commercial uses.

As noted in our previous reports to the Commission about the Reed-Cooke area, approximately 50 percent of the existing commercial uses are C-2 rather than C-M uses. In an effort to strike a balance among the stated objectives for the Reed-Cooke Special Treatment Area, OP recommends that C-2-B is an appropriate underlying zone for the current C-M zoned area. The C-2-B District permits a fairly broad range of commercial uses and has a strong residential component (3.5 FAR) which OP believes is desirable in the Reed-Cooke area. Given Reed-Cooke's location, the prospects for new residential construction should continue to improve. The limited C-2-B commercial component of 1.5 FAR will continue to provide for business development at a scale which is appropriate for the area.

The Reed-Cooke Commercial/Light Industrial Overlay District:
Combined with an underlying C-2-B zone, the overlay zone proposed by OP permits the continuation of commercial uses and permits certain light-manufacturing uses if approved by the Board of Zoning Adjustment. The overlay zone does not permit certain uses such as bars, cocktail lounges, theaters, gasoline service stations, car washes, or "drive-throughs" as accessory uses, and proposes a height limit of 50 feet. Exceptions from the requirements of the overlay zone are also provided in the proposal. Seen in the context of Adams-Morgan as a whole, and Reed-Cooke in particular, it is OP's view that the prohibitions on certain otherwise permitted uses will ensure that the Reed-Cooke area will not become an extension of the 18th Street and Columbia Road commercial areas. Incentives for new housing and small business development are included. Unlike the 18th Street and Columbia Road commercial strips, there is, in Reed-Cooke, an intermingling of low scale residential uses with the commercial uses.

The 50-foot height limitation is, in OP's view, appropriate for Reed-Cooke where the vast majority of residential structures are row houses and 3- or 4-story apartment buildings. A height of 65 feet is allowed if at least 1.5 FAR of housing is included in the project.

Attachments

CHAPTER XXXX: REED-COOKE OVERLAY DISTRICT

XX00 GENERAL PROVISIONS

XX00.1 The Reed-Cooke Overlay District is applied to the non-residentially zoned portions of Squares 2557, 2558, 2560, 2562, 2563, 2566, 2567, 2571, and 2572 in the Reed-Cooke Special Treatment Area as defined in the Comprehensive Plan.

XX00.2 The purposes of the District are as follows:

- (a) To encourage a scale of development, mixture of buildings and uses and other attributes such as safe and efficient conditions for pedestrian and vehicular movement, all of which will be as generally required by the Comprehensive Plan for the National Capital;
- (b) To implement the objectives of the Reed-Cooke Special Treatment Area (Section 1128 of the Comprehensive Plan), 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.
- (c) To encourage the retention of existing commercial and light-manufacturing uses at a scale of development and at locations which do not diminish the quality of life for area residents;
- (d) To ensure that new non-residential uses provide retail goods, personal services, other commercial activities and employment opportunities which contribute to the satisfaction of unmet economic needs in the community; and
- (e) To protect adjacent and nearby residences from damaging environmental and aesthetic impacts.

XX00.3 The Reed-Cooke Overlay District and the underlying commercial zone district shall together constitute the zoning regulations for the geographic area identified in XX00.1. Where there are conflicts between this chapter and the underlying zoning, the more restrictive regulations shall govern.

XX00.4 The requirements of this chapter shall apply to all new construction and to all additions, alterations or repairs which, within any twelve (12) month period exceed fifty percent (50%) of the assessed value of the structure as set forth in the records of the Office of Property Assessment as of the date of the application for a building permit.

XX01

USE PROVISIONS

XX01.1 The following uses are prohibited in the Reed-Cooke Overlay District:

- (a) Bar or cocktail lounge
- (b) Hotel or inn
- (c) Theater, movie theater
- (d) Gasoline service station
- (e) Car wash
- (f) Restaurant, fast food restaurant
- (g) Drive-through accessory to any use
- (h) Any use prohibited in the CR District by Subsection 602.1 of this title, except parking lot as regulated in this chapter.

XX01.2 A use enumerated in paragraph (f) below shall be permitted in the Reed-Cooke Overlay District if approved by the Board of Zoning Adjustment as a special exception subject to the following conditions:

- (a) The proposed use shall further the policies of the Reed-Cooke Special Treatment Area as enumerated in the Comprehensive Plan for the National Capital and the purposes of this chapter;
- (b) No outdoor storage of materials, nor outdoor processing, fabricating or repair shall be permitted;

- (c) There shall be adequate off-street parking for employees, trucks and other service vehicles;
- (d) The use shall not create objectionable affects on residences in the neighborhood nor on the character of the neighborhood as a result of its operation, traffic, or other conditions;
- (e) The Board may impose requirements pertaining to the design, appearance, screening, noise mitigation, or any other requirement that it deems necessary for the protection of adjacent or nearby property and the neighborhood; and,
- (f) The uses permitted by this Subsection are: light manufacturing, processing, fabricating or repair establishment; warehouse or wholesale use; research and testing laboratory; printing, lithographing or photoengraving establishment; and laundry or dry-cleaning establishment.

XX01.3 For a project determined to be of exceptional merit in accomplishing the purposes of this overlay district and the adopted policies of the Comprehensive Plan for the Reed-Cooke area, the Board may approve a nonresidential floor area ratio of up to 2.0 for new uses and up to 3.0 for expansion of an existing use.

XX01.4 A parking lot or parking garage shall be permitted if approved by the Board of Zoning Adjustment as a special exception in accordance with the conditions specified in Subsections 212.4 through 212.8 of Chapter 2 of this title; and further provided, that the Board shall have the authority to regulate all or a portion of the parking spaces to be reserved for residential parking, unrestricted commercial parking, accessory parking for uses within 800 feet, or shared parking for different uses by time of day.

XX02 HEIGHT AND BULK PROVISIONS

XX02.1 The maximum height permitted in the Reed-Cooke Overlay District shall not exceed fifty (50) feet; provided, that a building which contains a minimum of 1.5 FAR devoted to dwelling units may be erected to a height not to exceed sixty-five (65) feet.

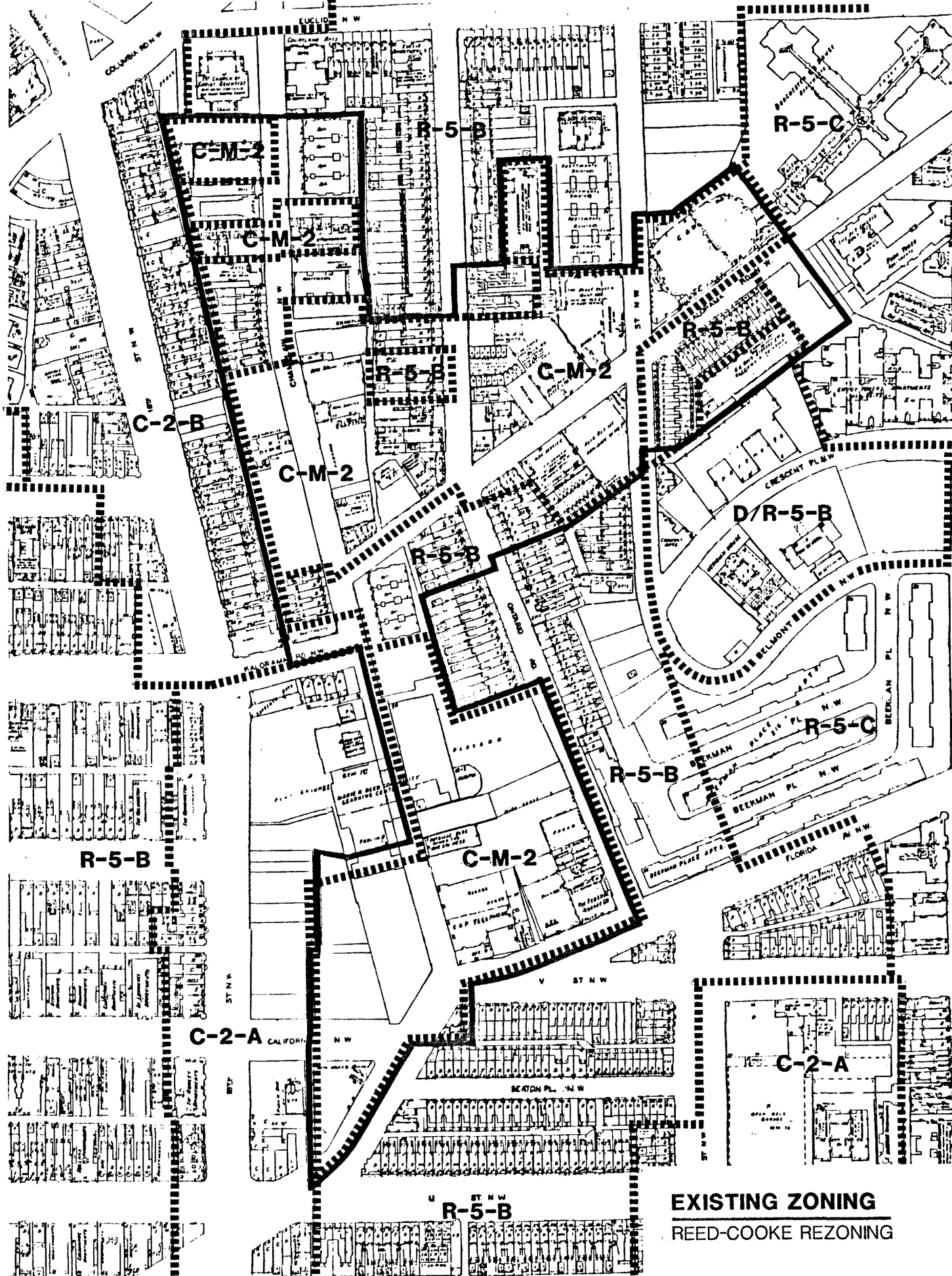
XX02.3 For the purposes of this chapter, no Planned Unit Development shall exceed the matter-of-right height, bulk and area requirements of the underlying District.

XX03

EXCEPTIONS

XX03.1 Exceptions from the requirements of this chapter shall be permitted only if granted by the Board of Zoning Adjustment after public hearing based on the following criteria:

- (a) The use(s), building(s) or feature(s) at the size, intensity and location(s) proposed will substantially advance the stated purposes of the Reed-Cooke Overlay District and will not adversely affect adjacent and nearby property or be detrimental to the health, safety, convenience, or general welfare of persons living, working or visiting in the area;
- (b) Exceptional circumstances affecting the property make compliance with this chapter difficult or impossible;
- (c) Vehicular access and egress are designed and located so as to minimize conflict with pedestrian ways, to function efficiently, and to create no dangerous or otherwise objectionable traffic conditions;
- (d) Noise associated with the operation of a proposed use will not adversely affect adjacent or nearby residences; and
- (e) The Board may impose requirements pertaining to the design and appearance of structures and signs, as well as to landscaping and buffers necessary to mitigate impacts associated with the operations of uses as it shall deem necessary to protect neighboring property and the Reed-Cooke neighborhood and to achieve the purposes of the Reed-Cooke Overlay District.

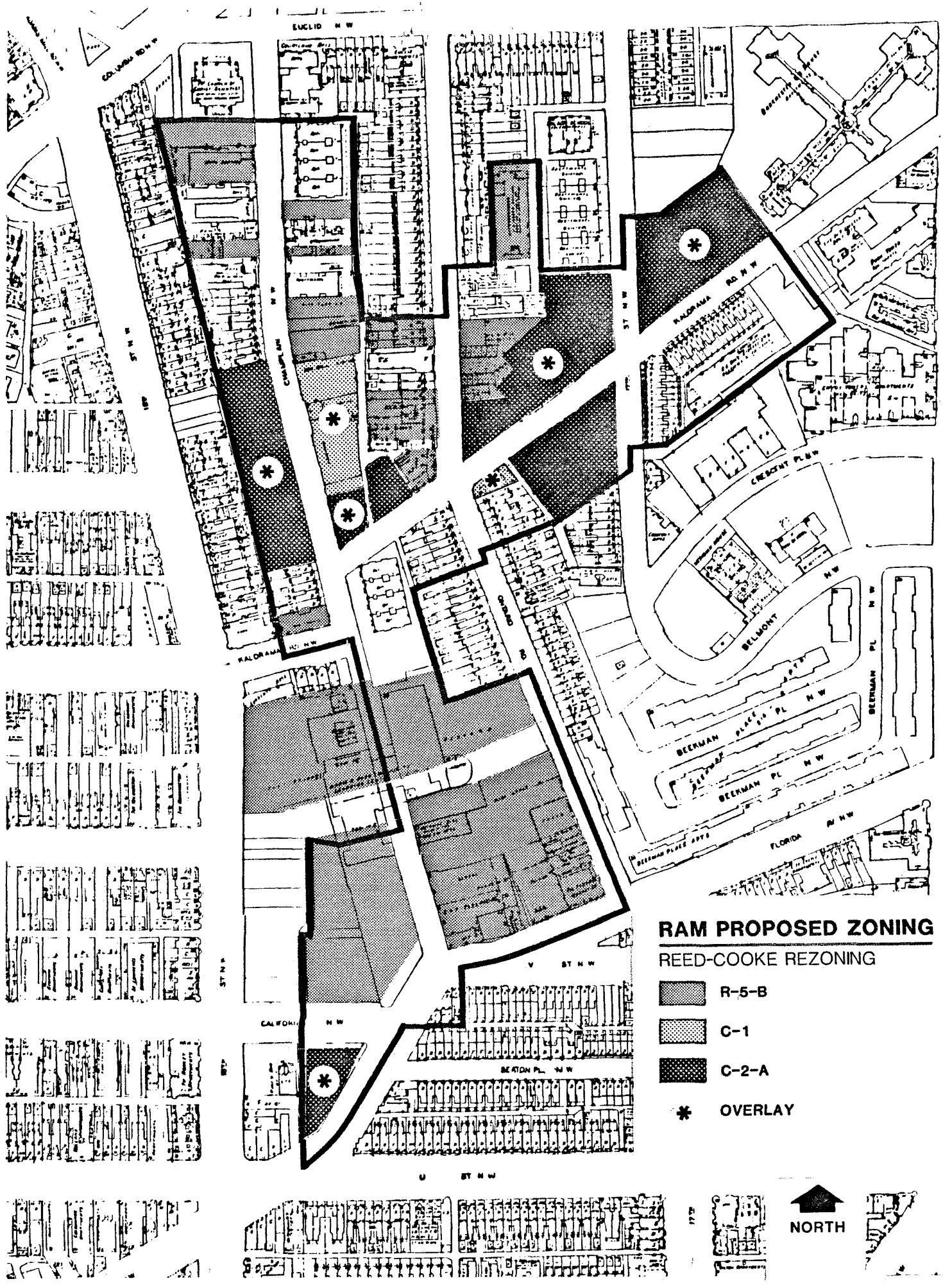


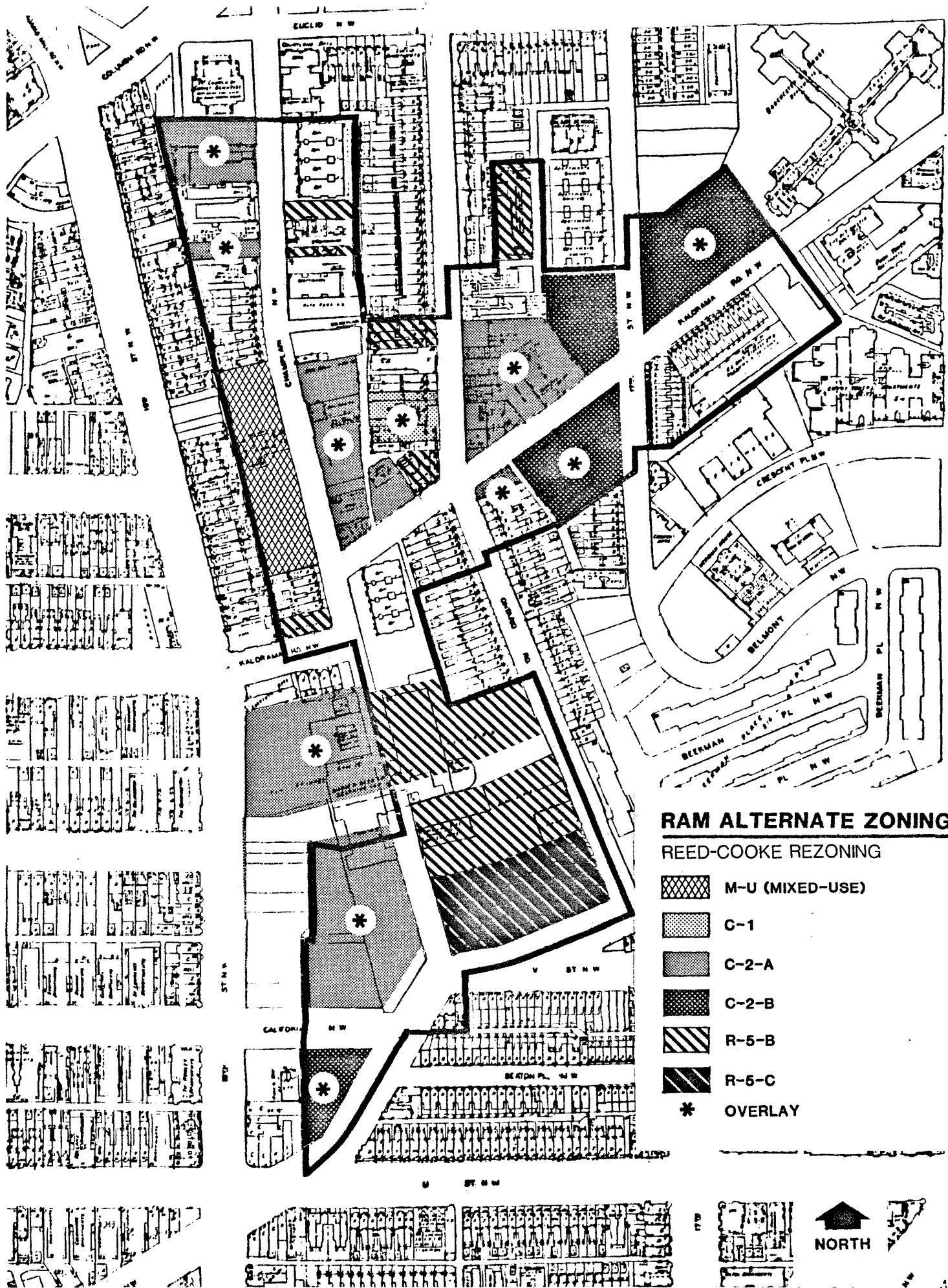
EXISTING ZONING
REED-COOKE REZONING

ZONING COMMISSION








CASE No. 88-19

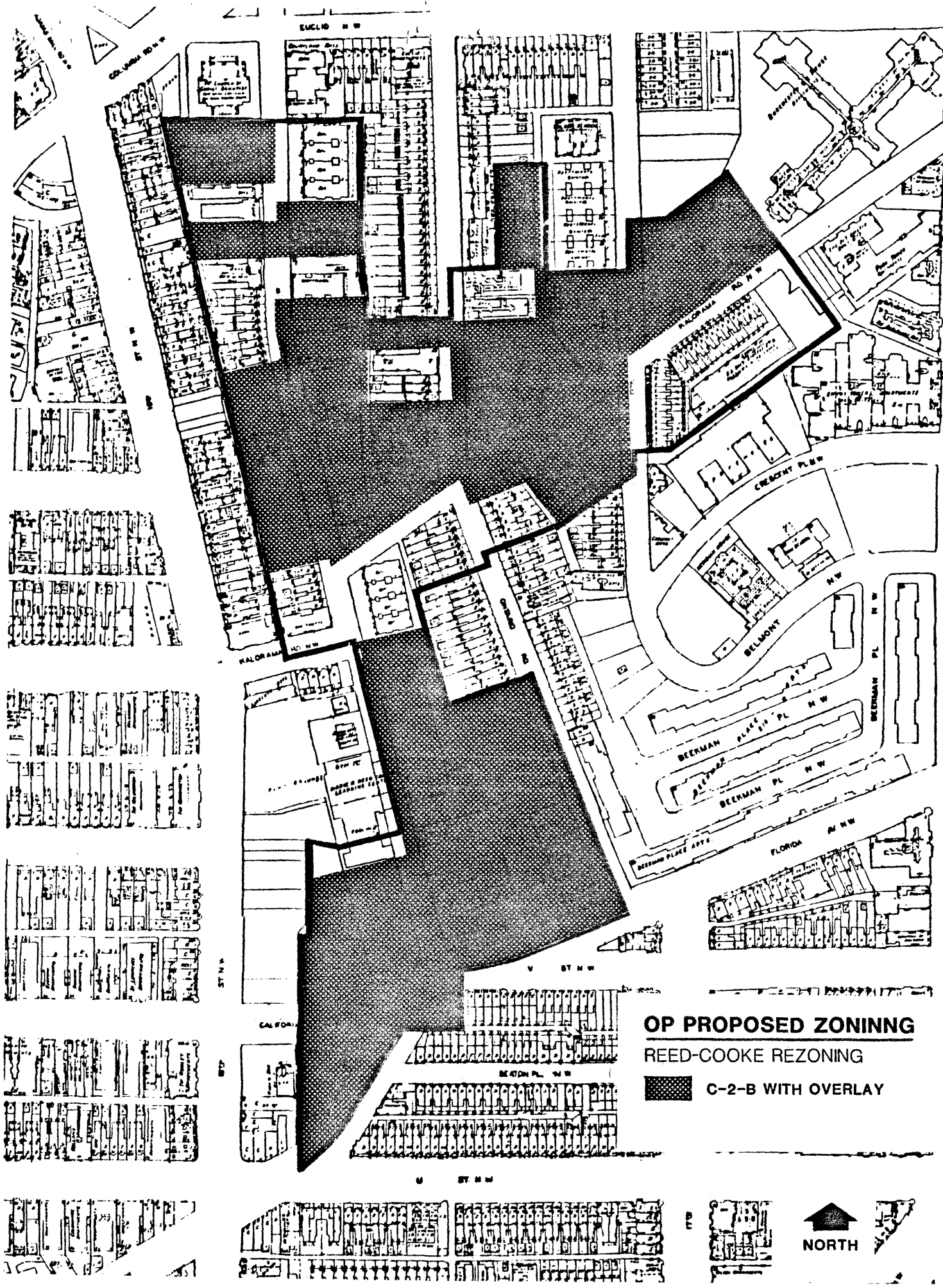






RAM ALTERNATE ZONING
REED-COOKE REZONING

-  M-U (MIXED-USE)
-  C-1
-  C-2-A
-  C-2-B
-  R-5-B
-  R-5-C
-  OVERLAY



OP PROPOSED ZONING
REED-COOKE REZONING
C-2-B WITH OVERLAY



Government of the District of Columbia
ZONING COMMISSION



ZONING COMMISSION ORDER NO. 523
Case No. 86-12
(Reed-Cooke Map Amendment)
April 13, 1987

Pursuant to notice, a public hearing was held by the Zoning Commission for the District of Columbia on October 20, 1986. At that hearing session, the Zoning Commission considered proposed amendments to the Zoning Map of the District of Columbia. The public hearing was conducted in accordance with the provisions of Section 3021 of the Zoning Regulations.

On May 12, 1986, the Zoning Commission initiated action to consider the review of various text and/or map amendments that, among other issues and areas of the city, included the Reed-Cooke neighborhood.

During the following months, the Zoning Commission received letters or comments from Councilmembers Clarke and Smith, the 18th and Columbia Road Business Association, Hoskinson and Davis, Inc., Advisory Neighborhood Commission (ANC) 1C, the Reed-Cooke Neighborhood Association (RAM), the Legal Aid Society and Andrew Wechsler, that addressed various issues in the Reed-Cooke area, which included, but was not limited to, conformance with the Comprehensive Plan, a moratorium on demolition permits, the retention of housing, and the loss of jobs in connection with the loss of commercial property.

On September 8, 1986, at its regular monthly meeting, the Zoning Commission considered a memorandum dated September 2, 1986, from the Office of Planning (OP) requesting the expedited processing of Case No. 86-12 so that certain residential uses would be retained. The Commission determined that it would expedite the process and authorized the scheduling of a public hearing for the case.

For the purpose of advertising for hearing, the Commission approved a proposal, which was intended to provide for land use control over future development of the area, and to make the zoning not inconsistent with the Comprehensive Plan.

The Land-Use Element of the Comprehensive Plan for the National Capital designates the Reed-Cooke area as a "Special Treatment Area", and defines it as a pocket of C-M-2 in the Adams Morgan Community.

The notice of public hearing, which was published in the District of Columbia Register on September 19, 1986, includes a proposal to change the zoning of various lots in Squares 2560, 2562, 2563, 2566, 2567, and 2571 from C-M-2 to R-5-B.

The C-M-2 District permits medium bulk commercial and light manufacturing uses, to a maximum floor area ratio (FAR) of 4.0 and a maximum height limit of sixty feet, with new residential uses prohibited.

The R-5-B District permits matter-of-right development of general residential uses including single-family dwellings, flats, and apartments to a maximum lot occupancy of sixty percent, a maximum floor area ratio (FAR) of 1.8 and a maximum height of sixty feet.

The District of Columbia Office of Planning (OP), by memorandum dated October 10, 1986, and by testimony presented at the public hearing, supports R-5-B rezoning, particularly for major clusters of existing housing. The OP believes that this is consistent with the Comprehensive Plan, with the surrounding zoning and with the medium density goal. Zoning options would apply to the remainder of the area. Mixed use or commercial-industrial zoning applied to existing residences would be an encouragement for redevelopment and in conflict with city goals.

The OP further believes that rezoning to R-5-B would fulfill the Comprehensive Plan designation of the residential component as medium density. This zone district is also moderate enough in permitted FAR (1.8) to serve as a conservation zone for row dwellings. The R-5-B is the predominate surrounding residential zone. It should be noted that 1.8 FAR is only three stories at 60 percent lot coverage. Many older row dwellings exceed 60 percent coverage, so that many row dwellings of only two stories are not far below a 1.8 FAR. This margin leaves little incentive for land assembly and new development under R-5-B controls. The R-5-B leaves the smaller row houses with some opportunity for construction of additions without going to the Board of Zoning Adjustment (BZA) for approval. The alternative of mapping R-4 (0.9 FAR) or R-5-A (1.0 FAR) would make most of the existing row dwellings nonconforming structures, thereby requiring BZA approval of an addition to a nonconforming structure.

Advisory Neighborhood Commission (ANC) 1C, by testimony presented at the public hearing supported the proposal.

ANC-1C, by letter dated November 21, 1986, supports the OP and the Reed-Cooke Neighborhood Ass'n. (RAM), with the exception of the Colortone Press property, for which it took no position at this time. The submission by ANC-1C did not comply with the requirements of Title 11, DCMR 3011.7 (c), (d), and (e) in that it did not state that the ANC gave proper notice of its meeting, did not state the number of members of the ANC that constitute a quorum, and did not set forth the ANC's issues and concerns, other than very general support of the rezoning proposal.

Councilmembers Betty Ann Kane, Hilda H. Mason, Frank Smith, and John Ray, by testimony presented at the public hearing and/or by letters, supported the proposal or the position of the residential community groups.

The Commission heard testimony and received letters from many persons in support of the proposal or modification thereto. Issues associated with support for the proposal included the following:

1. Retention and potential increase of residential uses;
2. Conformance with the Comprehensive Plan;
3. Less commercial-related traffic; and
4. Help provide for a good racial mix of people.

The Commission also heard testimony and received letters from many persons, that represented the business community, in opposition to the proposal for the following reasons:

1. The proposal had no planning basis and lacked adequate economic and fiscal impact studies;
2. That certain properties were proposed for rezoning in error; that their exterior appearance read residential but their uses were conforming commercial uses;
3. The economic loss to affected business and property owners;
4. The adverse social impact on the quality of life for resident/business persons in the area;
5. Loss of tax revenues and jobs to the city; and
6. The adverse affect on the Whitman Walker Clinic.

With the exception of one affected property, the Zoning Commission concurs with the position of the Office of Planning, ANC-1C, and others.

The Commission is mindful of the fact that in all area-wide rezoning actions, some properties will become non-conforming in some manner. The Commission, however, believes that the issues related to retention and preservation of housing and non-inconsistency with the Comprehensive Plan over-shadows the concerns of various business interests.

The Commission believes that the Whitman Walker Clinic, which is a medical facility, should not be adversely affected because of its value and service to the neighborhood and the city. The Commission is mindful that the owner of the clinic is completing a comprehensive renovation of the interior space of the existing conforming structure and use. The Commission believes that rezoning said property to render the structure and use as non-conforming would be inappropriate and unwarranted.

A notice of proposed rulemaking was published in the D.C. Register on February 6, 1987 (34 DCR 1055). As a result of that notice, the Commission received comments from the Citadel Corporation Pension Plan, Albert Ceccone, the 18th and Columbia Road Business Association, Linowes and Blocher, the Reed-Cooke Neighborhood Association, and Davies, Inc.

On March 9, 1987, at its regular monthly meeting, the Commission considered the comments of the aforementioned persons and determined that it needed additional information relative to actual use of various properties vis-a-vis the exterior appearance of the use of those properties. The Commission requested the OP to submit an inventory of uses chart. The Commission also provided an opportunity for the above-mentioned persons to comment on the chart.

On April 13, 1987, at its regular monthly meeting, the Commission considered a memorandum dated March 25, 1987 from the OP regarding the inventory of uses, a letter dated April 2, 1987 from the 18th and Columbia Road Business Association, a letter dated April 3, 1987 from the Reed-Cooke Neighborhood Association, and a letter dated April 3, 1987 from the law firm of Linowes and Blocher.

At that same meeting and subsequent to discussion of the aforementioned submissions, the Commission determined that it would not rezone lots 73, 79, 80, and 81 in Square 2563, because it was inappropriate to do so. The Commission, also determined that it needed additional information to consider the disposition of lot 880 in Square 2563. Consequently, the Commission requested the OP to provide it with photographs and additional material that would help the

Commission to better understand the use and improvement on lot 880 in Square 2563.

On April 20, 1987 at a special meeting, the Commission considered two memoranda dated April 17, 1987 from the OP. Subsequent to discussion, the Commission voted 2-1 not to rezone lot 880 in Square 2563. Because the Commission did not have a majority vote to carry the motion, the Chairman left the record open for a member of the Commission, who was not in attendance, to cast an absentee vote. On April 27, 1987, said member of the Commission voted not to rezone lot 880 in Square 2563.

The Zoning Commission believes that the proposed amendments to the Zoning Map of the District of Columbia are in the best interest of the District of Columbia, are consistent with the intent and purpose of the Zoning Regulations and Zoning Act, and are not inconsistent with the Comprehensive Plan for the National Capital.

The proposed action of the Zoning Commission to rezone various properties in the Reed-Cooke area was referred to the National Capital Planning Commission, pursuant to the District of Columbia Self-Government and Governmental Reorganization Act. The NCPC, through its Executive Director and by report dated February 4, 1987, found that the proposed action of the Zoning Commission would not adversely affect the Federal Establishment or other Federal interests in the National Capital, nor be inconsistent with the Comprehensive Plan for the National Capital.

The submission by Advisory Neighborhood Commission - 1C did not satisfy the Zoning Commission's procedural requirements for an ANC to be accorded the "great weight" to which it would be entitled. The Zoning Commission notes that the special statutory role of ANCs also entails specific procedural responsibilities. The Zoning Commission is therefore of the view that the "great weight" requirement does not apply to the submission of ANC-1C. Nonetheless, the Zoning Commission has considered that submission in its decision.

In consideration of the reasons set forth herein, the Zoning Commission for the District of Columbia hereby orders APPROVAL of the following amendments to the Zoning Map of the District of Columbia:

1. CHANGE FROM C-M-2 TO C-2-B

SQUARE 2560 - lot 838; and

2. CHANGE FROM C-M-2 TO R-5-B

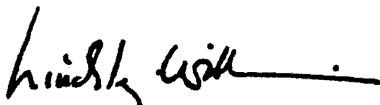
- a. SQUARE 2560 - lots 32, 41, 42, 43, 44, 809, 817, 827, 852, 853, 854, 855, 856, 857, 858, and 859;
- b. SQUARE 2562 - lots 66, 67, 68, 69, 70, 71, 72, 73, and 825;
- c. SQUARE 2563 - lots 74, 75, 82, 83, 84, 85, 834, 858, and 888;
- d. SQUARE 2566 - lots 9 and 822;
- e. SQUARE 2567 - lots 49, 50, 51, 52, 53, and 54; and
- f. SQUARE 2571 - lots 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 919, 924, and 959.

Vote of the Zoning Commission taken at the public meeting on December 8, 1986: 4-0 (John G. Parsons, George M. White, Lindsley Williams, and Patricia N. Mathews, to approve C-2-B and R-5-B - Maybelle T. Bennett, not voting, not having participated in the case).


This order, exclusive of one property, was adopted by the Zoning Commission at its public meeting on April 13, 1987, by a vote of 4-0 (Patricia N. Mathews, George M. White, John G. Parsons and Lindsley Williams, to adopt as amended - Maybelle T. Bennett, not voting not having participated in the case).

On April 20 and 27, 1987, the Commission voted the disposition of that one remaining property by a vote of 3-1 (Patricia N. Mathews, John G. Parsons, and George M. White, not to rezone lot 880 in Square 2563 - Lindsley Williams, opposed and Maybelle T. Bennett, not voting not having participated in the case).

In accordance with the provisions of Section 3028 of the Zoning Regulations, this order is final and effective upon publication in the D.C. Register, that is on 29 MAY 1987.



LINDSLEY WILLIAMS
Chairman
Zoning Commission



EDWARD L. CURRY
Acting Executive Director
Zoning Secretariat

RAM

THE REED-COOKE NEIGHBORHOOD ASSOC.

2450 Ontario Rd., N.W., Washington, DC 20009 (202)328-3358

July 4, 1988

Mr. Fred L. Greene, Director
Office of Planning
415 12th St., N.W.
Washington, DC 20004

Dear Mr. Greene:

The Reed-Cooke Neighborhood Association offers the enclosed comments and proposal for your forthcoming presentation to the Zoning Commission on the Phase II Rezoning of the CM-2 Area of Reed-Cooke. We have attempted to be as responsive as possible and are furnishing information on all points as requested.

We cannot overemphasize the importance of hearing this case immediately. Land assemblage and real estate developments in our neighborhood have progressed to such a point that, unless the rezoning is accomplished now, market forces and development pressures will eliminate the possibility of any meaningful planning effort. There is no point in closing the barn door after all the horses have escaped. Fortunately, there are still horses left to save if the Office of Planning and the Zoning Commission act promptly.

We understand that the initial focus of your work will be somewhat more narrow than you would have liked. Our Association looks forward to working with OP on the larger issues of development, environment, traffic circulation, parking, and zoning in the entire Adams-Morgan community, once the CM-2 rezoning has been resolved. The Reed-Cooke case has been before the Zoning Commission since 1980. It simply cannot wait any longer.

GENERAL PRINCIPLES

We understand your desire to solicit input from all sources. But we urge you to adhere to four general principles as you prepare your proposal:

(1) All valid input must be within the context of the three mandates of the Comprehensive Plan for the Reed-Cooke Special Treatment Area. In Phase I, the handful of business interests and their counsel argued for the Zoning Commission simply to do nothing. Any similar proposals which deny the applicability of the Comprehensive Plan to Reed-Cooke are without merit. The Law of the District of Columbia, as enacted by the Council and signed by the Mayor, sets the binding framework in which the planning process must proceed.

(2) Input should be solicited from relevant parties: those who live, work, or own property within the Reed-Cooke neighborhood bounded by 16th and 18th Sts. and

Columbia Rd. and Florida Ave. NW. For instance, non-resident commentators have no legitimate say in the development of our neighborhood.

(3) The announcement for each lot should be as restrictive as the most restrictive proposal OP has received. For instance, even should OP decide to propose C2-B rezoning of a CM-2 lot, if RAM has requested R5-B, the announcement should not preclude the Zoning Commission from adopting R5-B.

(4) The community, RAM, the ANC, the Mayor's Citizens Advisory Council (CAC), and market forces have consistently rejected industrial uses for Reed-Cooke. The OP proposal must eliminate all industrial/'PTE' zoning in the area.

It should be noted that we have offered on many occasions since 1986—to opposing counsel and property owners including Citadel after Z.C. 86-12 hearing, to the Secretary of the Business Association during CAC meetings, in a newspaper advertisement in the *InTowner* in March 1988, and three times in the last three months to the Secretary and Treasurer of the Business Association—to meet with any Reed-Cooke property owners and/or the 18th and Columbia Business Association to work out a mutually acceptable proposal. As of this time, those offers have received no response. In spite of this lack of cooperation by these business interests, we have attached a proposal which would provide for residentially-compatible expansion of small service businesses and offices favorable to local proprietors. Such an expansion would have the added benefit of providing a lunch clientele for the many nearby restaurants, removing some of the pressure for noisome late-night, nightclub operations. In short, the attached plan proposed by the Reed-Cooke Neighborhood Association meets all the requirements of the Comprehensive Plan.

PROBLEMS WITH OP'S PRESENT OUTLOOK

The Community. Please be aware that your recent letter of June 15, 1988, seems to operate on premises in fundamental conflict with: (1) the mandates of the Comprehensive Plan Land Use Element for the Reed-Cooke Special Treatment Area; (2) the consistent advice over the last four years from RAM, ANC 1C, and the CAC; and (3) the resolutions unanimously adopted by the Adams-Morgan Emergency Town Meeting of June 9, 1988, the largest protest meeting ever held in Adams-Morgan (over 300 in attendance).

The Law. The policies established for Reed-Cooke special treatment area in Section 1128 of the Land Use Element of the Comprehensive Plan are (direct quotation, emphasis supplied):

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

OP's Attitude. Your letter states, "The basic thrust of these zoning controls will be twofold. First they are intended to protect and stabilize Reed-Cooke's housing stock outside of the rezoned R-5B areas. Second, the new zoning controls will be structured to

encourage the upgrading of the Reed-Cooke business community in a fashion that will not be detrimental to the surrounding residential area."

Expansion of Housing. To a significant extent, Zoning Commission Order No. 523 (completing Phase I) addressed the first half of the first objective. Your letter, however, goes no further than Order 523. It does not describe a rezoning effort that will "provide for the development of new housing," as mandated in the Comprehensive Plan. The stabilization you speak of falls far short of encouraging the growth of housing supply mandated by the Council and Mayor. Order 523 preserved the existing housing supply (though at least 50 units of housing already converted to non-residential uses were ignored).

To meet the mandates of the law and the clear needs of the community, the OP proposal must provide for new housing opportunities. RAM's attached proposal addresses this need by complementing the existing R-5B zone at the northern end of Champlain Street, where several medium scale apartment buildings already exist; by recapturing several rowhouses and a small apartment building at the lower end of Ontario Rd. north of Kalorama Rd. (former residences lost to commercial conversion during the years of delay in gaining Phase I); and by replacing other parts of the CM-2 zone with either R-5B or with commercial zoning that allows housing uses presently forbidden by the incompatible industrial zoning.

RAM views these modest proposals as *rezoning* rather than *downzoning*. The police powers of zoning require only that a rezoning not deny an owner the opportunity to make a reasonable return on the property, not that he/she be assured of the highest conceivable return in an overheated speculative market. All existing uses would be grandfathered. To some extent, this would help protect the small commercial renters by slowing the substitution of new uses for present uses. Should present owners sell their properties or develop them in line with the rezoning, the current real estate market for both residential and commercial properties in Reed-Cooke is so active that the owners would certainly make a handsome profit.

Only three residential examples need be considered: The apartment building at 2370 Champlain St.—in the heart of the CM-2 zone and facing a towing lot with active drug sales—was converted 3 years ago to cooperatives, some appraised in excess of \$200,000. The row house at 2422 Ontario Rd.—adjoining public housing and surrounded on all almost sides by CM-2 properties, many in a degraded state—was sold at a record price and is being totally *rehabilitated* at considerable expense as a private residence. Finally, the Euclid Mews Condominiums at 1656-1690 were constructed as upscale residences despite their location at a corner infested with drug activity and a boarded up, abandoned grocery. There is serious money to be made in residential construction in all parts of Reed-Cooke. Residential rezoning will not deny property owners a reasonable return on their properties. Furthermore, in certain instances it will enhance the value of the properties. For example, the proposed residential uses of lots 28-29 (block 2567: Kalorama Rd.) and lot 884 (block 2563: 2363-2369 Champlain St. which would have been developed by the developers of 2370 Champlain St.) were abandoned because the industrial zoning presented insurmountable obstacles to financing and timely progress with the projects.

Our community is dedicated to promoting both a growing and balanced supply of housing. We have encouraged low-income cooperatives like the recent success at 2201-07 Champlain St. known as "the Last Holdouts." Without our support and the Phase I rezoning, these housing units would have been converted to commercial office space. As the example of the Last Holdouts demonstrates, the degraded environment associated with

industrial zoning will no longer protect low-income housing in Reed-Cooke. Rather it aids in commercialization which will displace increasing numbers of residents. The answer is rezoning.

Appropriate Heights and Densities. We are also extremely concerned by the absence in your letter of any reference to special treatment area policy #2, namely the maintenance of appropriate heights and densities. Due to the narrow streets and already choking traffic, this policy is critical. With few exceptions, present heights are 2 storeys. Amelioration of the now infamous Adams-Morgan traffic and parking problems and preservation of our prized views from one of Washington's few hills generally favor low to moderate densities for both residential and commercial classifications. Your office will need to give adequate consideration to these matters.

ATTACHMENTS

In response to your letter's specific requests for information, our Neighborhood Association has prepared the following documents:

- Map 1 showing location and streets.
- Map 2 showing landmarks, major existing and proposed developments.
- Map 3 showing existing building heights.
- Map 4 showing zoning prior to Zoning Commission order 523, May 1987.
- Map 5 showing existing land use and zoning, with parcels and buildings, as of June 1988.
- Map 6 showing existing general zoning patterns.
- Map 7 showing RAM-proposed rezoning for remaining CM-2 lots and 1745 Kalorama Rd.
- Map 8 showing block and lot numbers.
- Chart showing the areas RAM proposes to be rezoned from CM-2 (or in the case of 1745 Kalorama Rd., from C2-A) to more compatible residential or commercial zones. This chart shows block and lot numbers, street addresses, land uses, building heights, ownership if known, building users, proposed rezoning, and alternative proposed rezoning. OP should verify ownership listings, as RAM has been able to confirm only some of the changes since 1986. Note, too, that lot numbers for blocks 2554 and 2562 were taken from available Baist maps and do not reflect lot consolidations since the building of the Marie Reed Community Learning Center.
- Explanation of the proposed overlay zone.
- Development recommendations for some of the major underutilized or developable properties in the Reed-Cooke area.

- **Map 9 showing traffic volumes in Reed-Cooke in 1984.**
- **Maps 10 and 11 showing alternative circulation patterns for traffic in Reed-Cooke. These alternatives have been endorsed on two occasions by meeting of the Neighborhood Association with ANC single-member district representatives in attendance.**

ENVIRONMENTAL PROBLEMS

Reed-Cooke's environmental problems include:

- **traffic snarls on long, narrow streets**
- **dangerous heavy truck traffic on residential side streets**
- **severe shortage of residential parking in evening hours**
- **noise from industry, traffic, and inebriated pedestrians**
- **ugly streetscapes with industrial buildings abutting residences and churches**
- **empty and paved-over tree boxes**
- **unmaintainable curb strips**
- **trash from the business district**
- **garbage from poorly managed restaurants and apartment buildings**
- **public urination and defecation**
- **illegal commercial construction in violation of building and zoning regulations**
- **crime: murder, drug dealing, assault, robbery, burglary, auto vandalism**
- **alley-way dumping**

Many of these problems could be solved or ameliorated with proper planning. Industrial zoning in any form should be eliminated. Only a few industrial uses remain (two auto repair shops, two carpentry shops, one warehouse, and three graphics/printing operations). All others have fled in the face of market forces over the last twenty-five years. But the industrial zoning allows overly dense development, forbids residential uses, and encourages lots to be used as dangerous, ugly outdoor dumping grounds for commercial and industrial enterprises.

In the entire CM-2 zone, virtually every single lot has been the source of major problems to residents. Ontario Rd. garages owned by the Leapley Co. have been used as an unfenced storage site for dangerous construction supplies including explosive poisonous chemicals. Despite a fire there in July 1987, no enforcement activity by the city has been noted. The carpentry shop in the old Hendricks-Miller building on Champlain St. and Phil's Graphics have regularly conducted open-air construction projects on weekends which have disturbed the peace with noise pollution. (At the Zoning Hearing, RAM will provide a detailed list of the violations experienced at all the CM-2 sites.) The city is simply incapable of enforcing the regulations and laws to protect residents from these hazards and intrusions. Proper rezoning would end these conflicts of use.

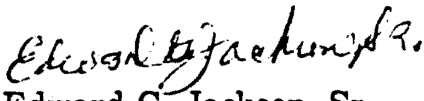
For the requested information on environment and neighborhood planning studies, we refer you to the complete RAM submission for Zoning Commission Case 86-12. It is several inches thick. This file includes the first neighborhood and Adams Morgan Organization-proposed rezoning of the area, filed on May 7, 1981, as well as three other detailed proposals since then. Your office has received more than a score of letters and memoranda since Order 523 closed Case 86-12. These have documented deteriorating conditions with respect to building code and zoning enforcement, development pressures, and crime. We believe the case file in Z.C. 86-12, subsequent correspondence, and the

Mr. Fred Greene
page 6

Emergency Town Meeting—at which your representative Alvin McNeil promised an immediate scheduling of a zoning case—document the need for a hearing at the Zoning Commission to be announced at once and held by October 1988.

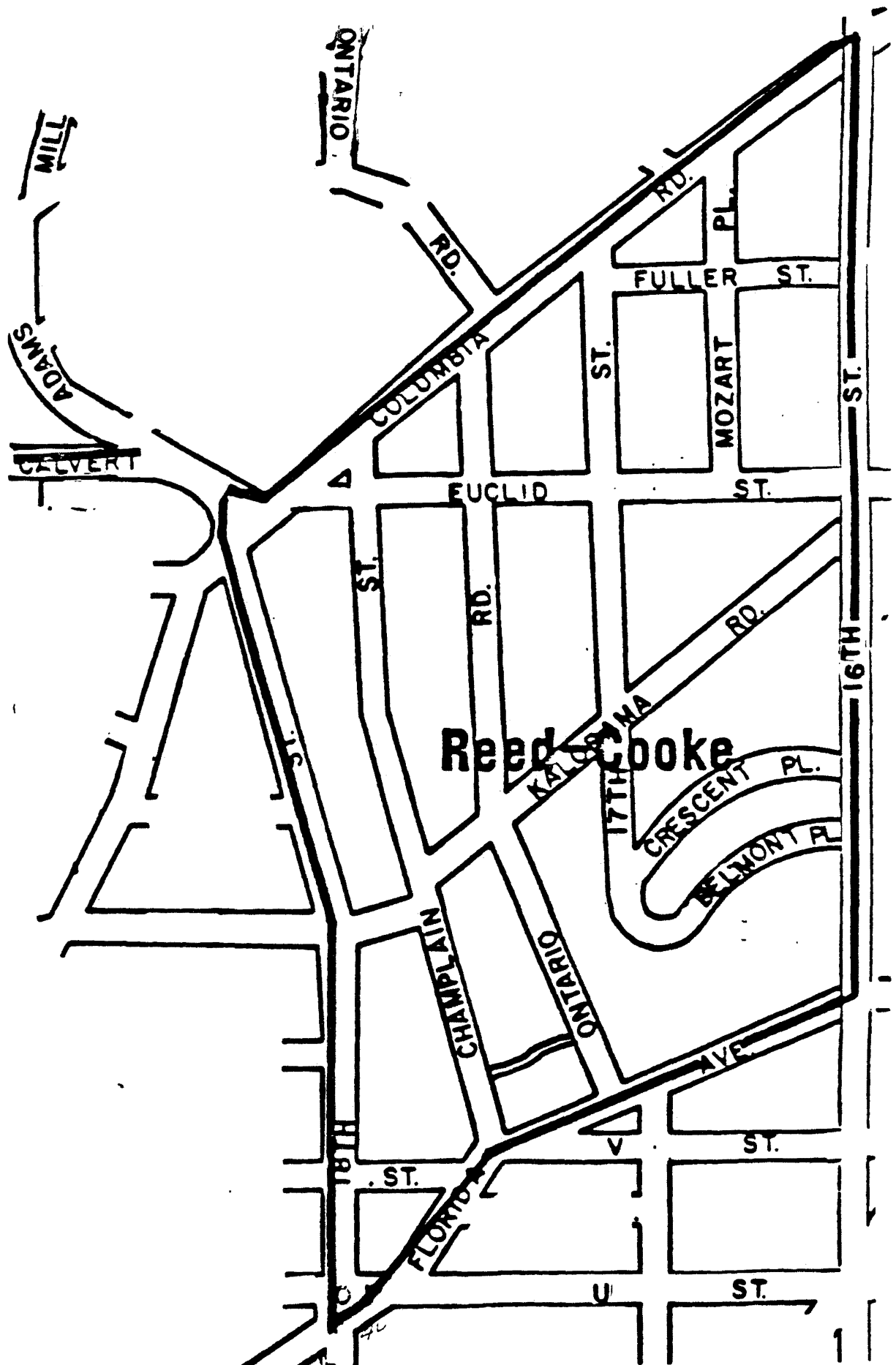
We expect to review the OP draft *prior* to its submission to the Zoning Commission. Given the short time, we promise to submit comments within two days. Once Phase II has been scheduled, we will offer OP our full cooperation in completing this planning effort.

Sincerely,


Edward G. Jackson, Sr.
President

Attachments

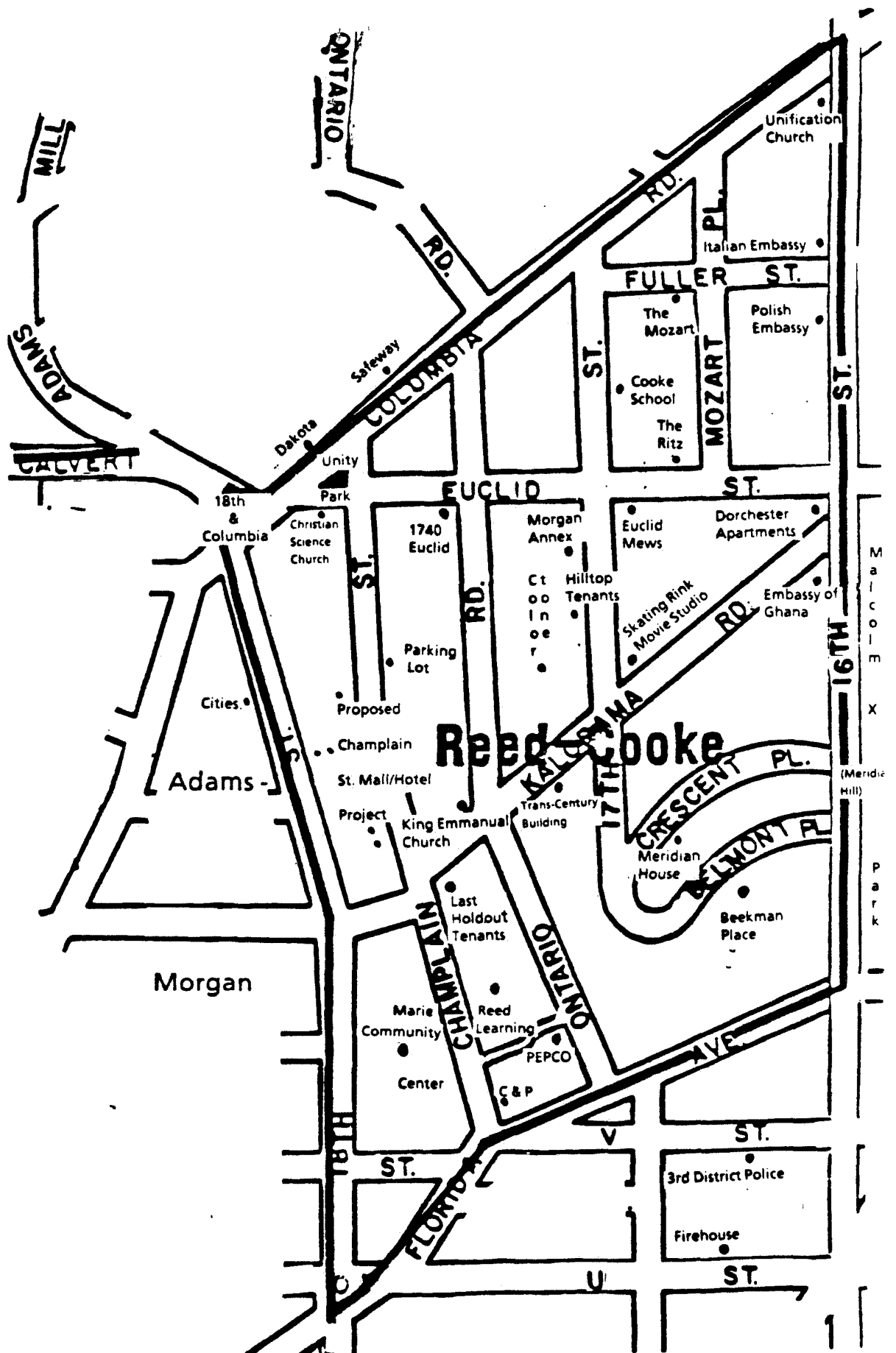
cc: The Zoning Commission
The Council of the District of Columbia
Mayor Marion Barry
Ms. Carol Thompson
ANC 1C
Kalorama Citizens Association
18th and Columbia Business Association



REED-COOKE PHASE II REZONING

MAP 1: LOCATION AND STREETS

N

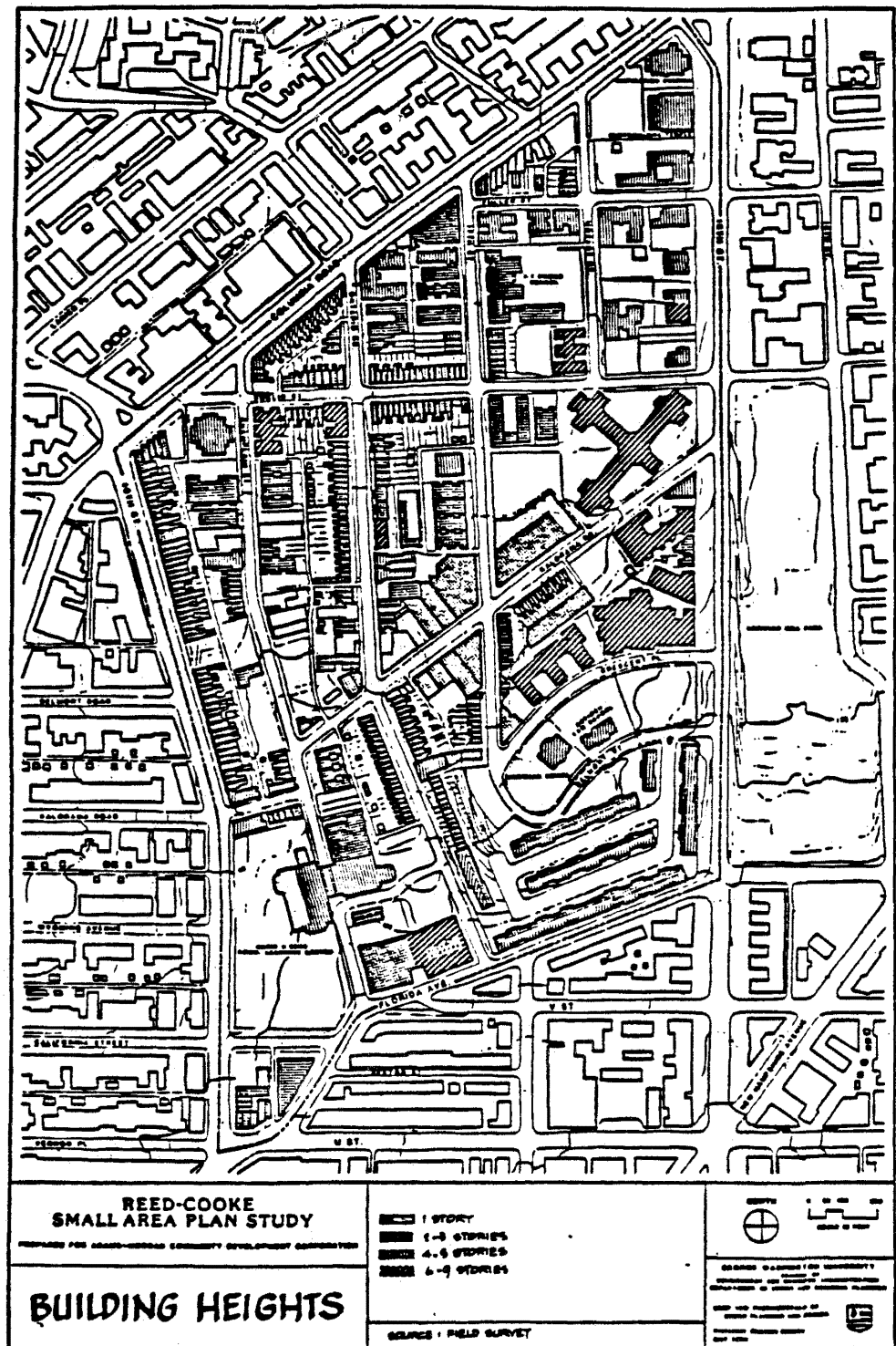


REED-COOKE PHASE II REZONING

MAP 2: LANDMARKS, MAJOR EXISTING AND PROPOSED DEVELOPMENTS

RAM 6.88



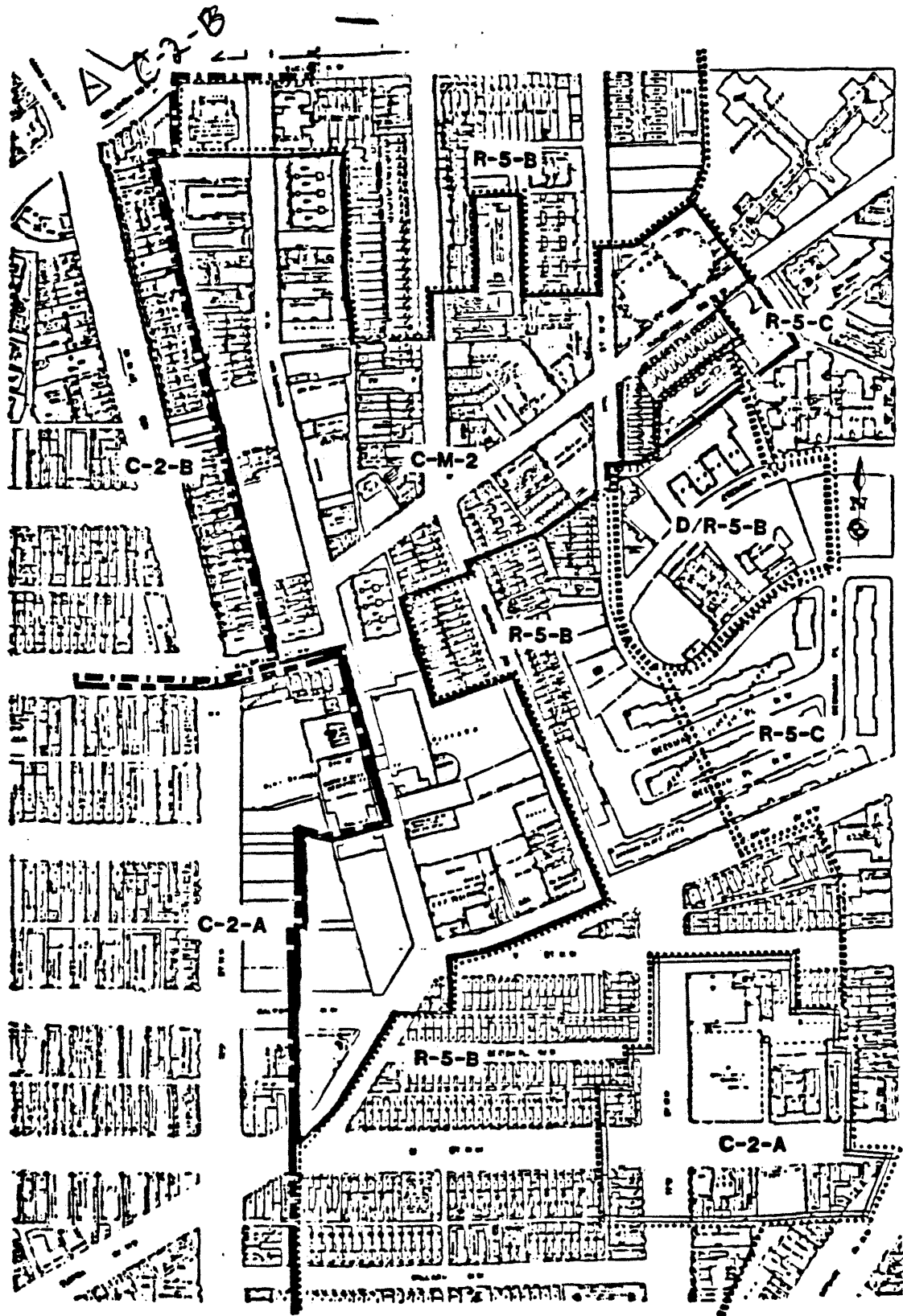


REED-COOKE PHASE II REZONING

MAP 3: BUILDING HEIGHTS

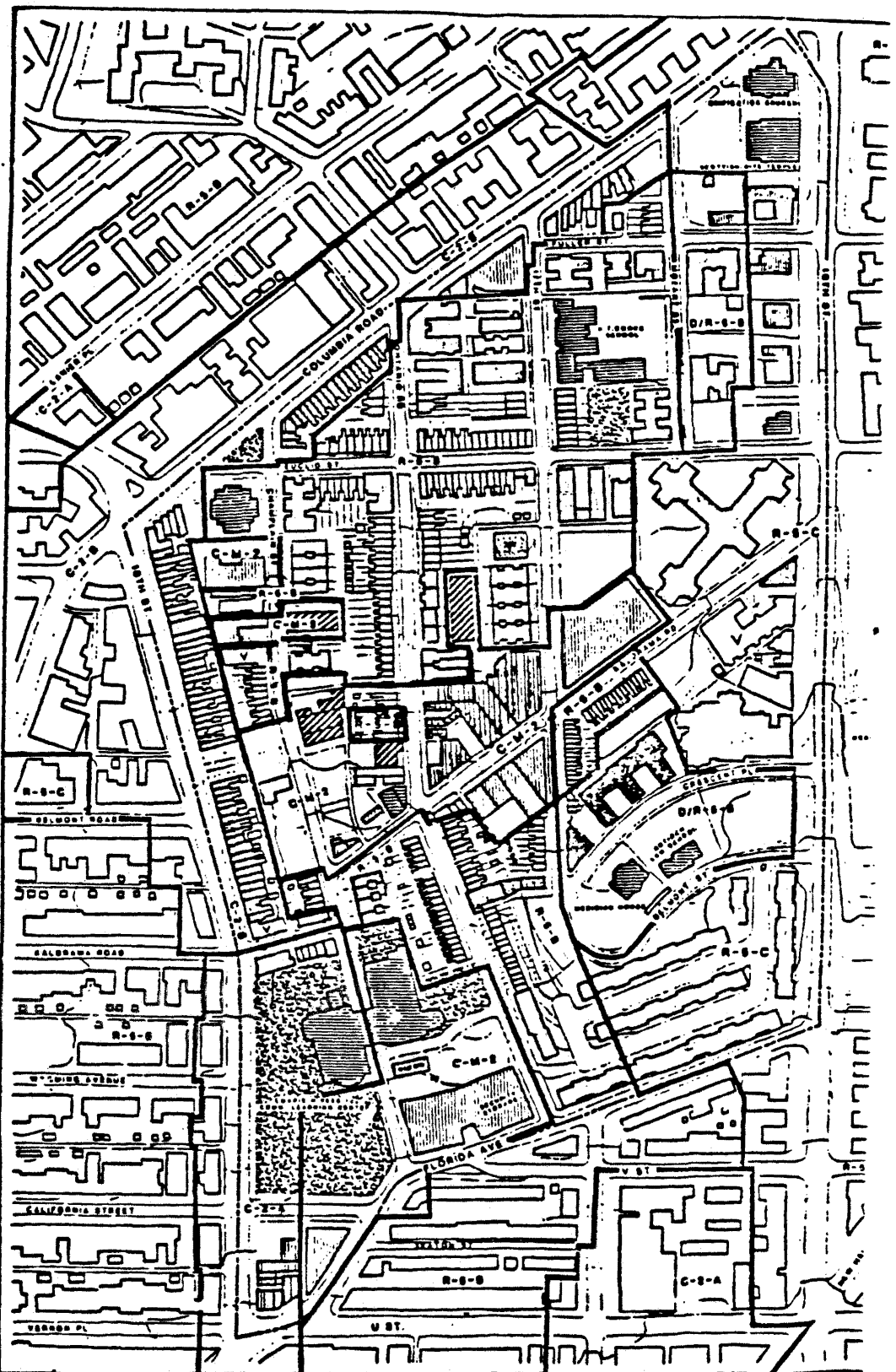
RAM 6.88 FROM A GW UNIVERSITY URBAN PLANNING CLASS MAP

REED-COOKE SPECIAL TREATMENT AREA
D. C. GOVERNMENT
OFFICE OF PLANNING



REED-COOKE PHASE II REZONING
MAP 4: ZONING PRIOR TO MAY, 1987

RAM 7.88 FROM A DCOP MAP



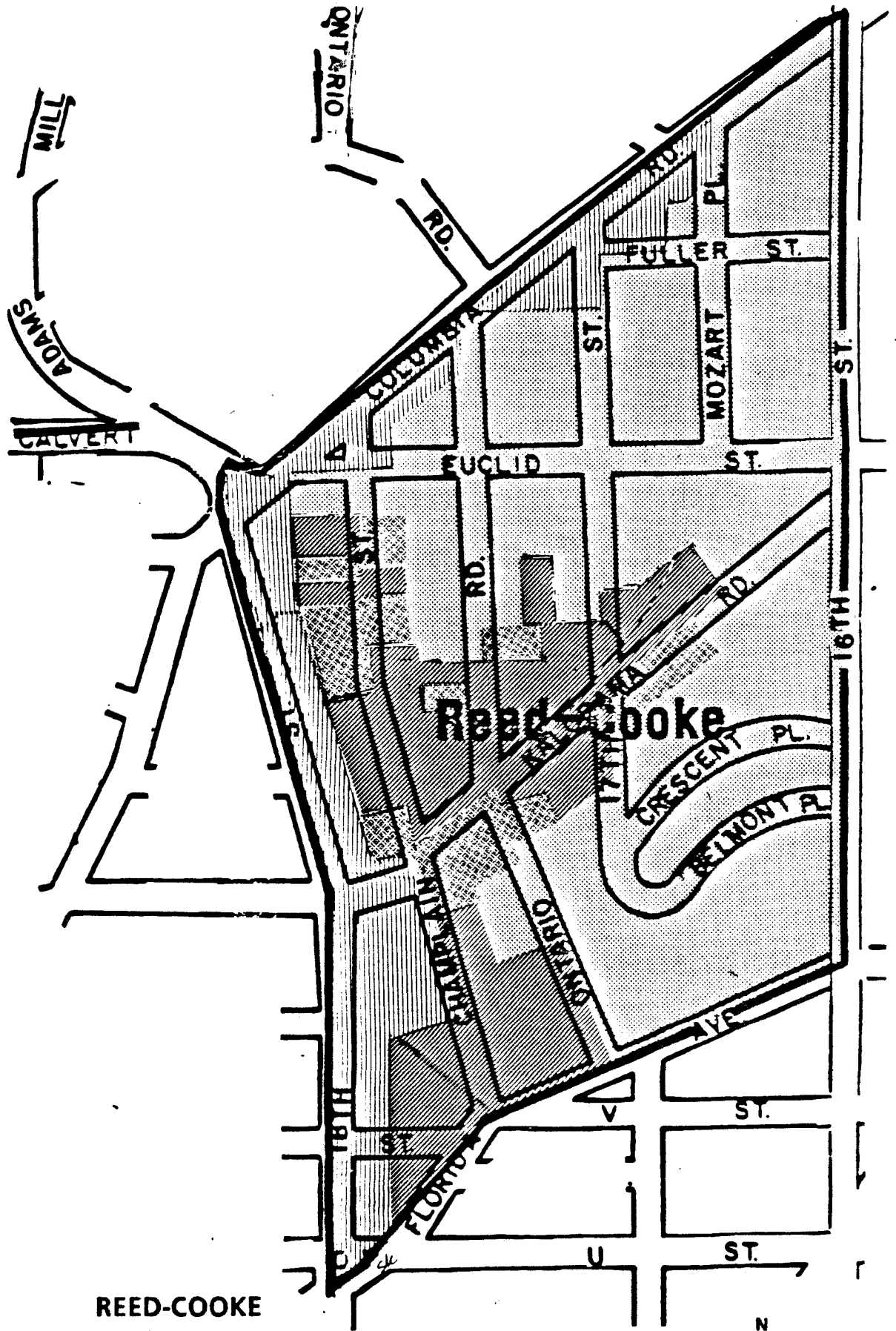
**REED-COOKE
MAP 5**

PREPARED FOR ADAMS-MORGAN COMMUNITY DEVELOPMENT CORPORATION
REVISED BY R.A.M. 6-49 (SLC)

**EXISTING LAND USE
AND ZONING**





<p>COMMERCIAL APARTMENTS TOWNHOUSES INSTITUTIONAL INDUSTRIAL PUBLIC OPEN SPACE</p>	<p>C-2-A C-2-B C-2-C C-2-D C-2-E C-2-F C-2-G C-2-H C-2-I C-2-J C-2-K C-2-L C-2-M C-2-N C-2-O C-2-P C-2-Q C-2-R C-2-S C-2-T C-2-U C-2-V C-2-W C-2-X C-2-Y C-2-Z C-2-AA C-2-AB C-2-AC C-2-AD C-2-AE C-2-AF C-2-AG C-2-AH C-2-AI C-2-AJ C-2-AL C-2-AM C-2-AN C-2-AO C-2-AP C-2-AQ C-2-AR C-2-AS C-2-AT C-2-AU C-2-AV C-2-AW C-2-AX C-2-AY C-2-AZ C-2-BA C-2-BB C-2-BC C-2-BD C-2-BE C-2-BF C-2-BG C-2-BH C-2-BI C-2-BJ C-2-BL C-2-BM C-2-BN C-2-BO C-2-BP C-2-BQ C-2-BR C-2-BS C-2-BT C-2-BU C-2-BV C-2-BW C-2-BX C-2-BY C-2-BZ C-2-CA C-2-CB C-2-CC C-2-CD C-2-CE C-2-CF C-2-CG C-2-CH C-2-CI C-2-CJ C-2-CL C-2-CM C-2-CN C-2-CO C-2-CP C-2-CQ C-2-CR C-2-CS C-2-CT C-2-CU C-2-CV C-2-CW C-2-CX C-2-CY C-2-CZ C-2-DA C-2-DB C-2-DC C-2-DD C-2-DE C-2-DF C-2-DG C-2-DH C-2-DI C-2-DJ C-2-DK C-2-DM C-2-DN C-2-DO C-2-DP C-2-DQ C-2-DR C-2-DS C-2-DT C-2-DU C-2-DV C-2-DW C-2-DX C-2-DY C-2-DZ C-2-EA C-2-EB C-2-EC C-2-ED C-2-EE C-2-EF C-2-EG C-2-EH C-2-EI C-2-EJ C-2-EL C-2-EM C-2-EN C-2-EO C-2-EP C-2-EQ C-2-ER C-2-ES C-2-ET C-2-EU C-2-EV C-2-EW C-2-EX C-2-EY C-2-EZ C-2-FA C-2-FB C-2-FC C-2-FD C-2-FE C-2-FF C-2-FG C-2-FH C-2-FI C-2-FJ C-2-FK C-2-FL C-2-FM C-2-FN C-2-FO C-2-FP C-2-FQ C-2-FR C-2-FS C-2-FT C-2-FU C-2-FV C-2-FW C-2-FX C-2-FY C-2-FZ C-2-GA C-2-GB C-2-GC C-2-GD C-2-GE C-2-GF C-2-GG C-2-GH C-2-GI C-2-GJ C-2-GK C-2-GL C-2-GM C-2-GN C-2-GO C-2-GP C-2-GQ C-2-GR C-2-GS C-2-GT C-2-GU C-2-GV C-2-GW C-2-GX C-2-GY C-2-GZ C-2-HA C-2-HB C-2-HC C-2-HD C-2-HE C-2-HF C-2-HG C-2-HH C-2-HI C-2-HJ C-2-HK C-2-HL C-2-HM C-2-HN C-2-HO C-2-HP C-2-HQ C-2-HR C-2-HS C-2-HT C-2-HU C-2-HV C-2-HW C-2-HX C-2-HY C-2-HZ C-2-IA C-2-IB C-2-IC C-2-ID C-2-IE C-2-IF C-2-IG C-2-IH C-2-II C-2-IJ C-2-IL C-2-IM C-2-IN C-2-IO C-2-IP C-2-IQ C-2-IR C-2-IS C-2-IT C-2-IU C-2-IV C-2-IW C-2-IX C-2-IY C-2-IZ C-2-JA C-2-JB C-2-JC C-2-JD C-2-JE C-2-JF C-2-JG C-2-JH C-2-JI C-2-JJ C-2-JK C-2-JL C-2-JM C-2-JN C-2-JO C-2-JP C-2-JQ C-2-JR C-2-JS C-2-JT C-2-JU C-2-JV C-2-JW C-2-JX C-2-JY C-2-JZ C-2-KA C-2-KB C-2-KC C-2-KD C-2-KE C-2-KF C-2-KG C-2-KH C-2-KI C-2-KJ C-2-KK C-2-KL C-2-KM C-2-KN C-2-KO C-2-KP C-2-KQ C-2-KR C-2-KS C-2-KT C-2-KU C-2-KV C-2-KW C-2-KX C-2-KY C-2-KZ C-2-LA C-2-LB C-2-LC C-2-LD C-2-LE C-2-LF C-2-LG C-2-LH C-2-LI C-2-LJ C-2-LK C-2-LL C-2-LM C-2-LN C-2-LO C-2-LP C-2-LQ C-2-LR C-2-LS C-2-LT C-2-LU C-2-LV C-2-LW C-2-LX C-2-LY C-2-LZ C-2-MA C-2-MB C-2-MC C-2-MD C-2-ME C-2-MF C-2-MG C-2-MH C-2-MI C-2-MJ C-2-MK C-2-ML C-2-MN C-2-MO C-2-MP C-2-MQ C-2-MR C-2-MS C-2-MT C-2-MU C-2-MV C-2-MW C-2-MX C-2-MY C-2-MZ C-2-NA C-2-NB C-2-NC C-2-ND C-2-NE C-2-NF C-2-NG C-2-NH C-2-NI C-2-NJ C-2-NK C-2-NL C-2-NM C-2-NN C-2-NO C-2-NP C-2-NQ C-2-NR C-2-NS C-2-NT C-2-NU C-2-NV C-2-NW C-2-NX C-2-NY C-2-NZ C-2-OA C-2-OB C-2-OC C-2-OD C-2-OE C-2-OF C-2-OG C-2-OH C-2-OI C-2-OJ C-2-OK C-2-OL C-2-OM C-2-ON C-2-OO C-2-OP C-2-OQ C-2-OR C-2-OS C-2-OT C-2-OU C-2-OV C-2-OW C-2-OX C-2-OY C-2-OZ C-2-PA C-2-PB C-2-PC C-2-PD C-2-PE C-2-PF C-2-PG C-2-PH C-2-PI C-2-PJ C-2-PK C-2-PL C-2-PM C-2-PN C-2-PO C-2-PP C-2-PQ C-2-PR C-2-PS C-2-PT C-2-PU C-2-PV C-2-PW C-2-PX C-2-PY C-2-PZ C-2-QA C-2-QB C-2-QC C-2-QD C-2-QE C-2-QF C-2-QG C-2-QH C-2-QI C-2-QJ C-2-QK C-2-QL C-2-QM C-2-QN C-2-QO C-2-QP C-2-QQ C-2-QR C-2-QS C-2-QT C-2-QU C-2-QV C-2-QW C-2-QX C-2-QY C-2-QZ C-2-RA C-2-RB C-2-RC C-2-RD C-2-RE C-2-RF C-2-RG C-2-RH C-2-RI C-2-RJ C-2-RK C-2-RL C-2-RM C-2-RN C-2-RO C-2-RP C-2-RQ C-2-RR C-2-RS C-2-RT C-2-RU C-2-RV C-2-RW C-2-RX C-2-RY C-2-RZ C-2-SA C-2-SB C-2-SC C-2-SD C-2-SE C-2-SF C-2-SG C-2-SH C-2-SI C-2-SJ C-2-SK C-2-SL C-2-SM C-2-SN C-2-SO C-2-SP C-2-SQ C-2-SR C-2-SS C-2-ST C-2-SU C-2-SV C-2-SW C-2-SX C-2-SY C-2-SZ C-2-TA C-2-TB C-2-TC C-2-TD C-2-TE C-2-TF C-2-TG C-2-TH C-2-TI C-2-TJ C-2-TK C-2-TL C-2-TM C-2-TN C-2-TO C-2-TP C-2-TQ C-2-TR C-2-TS C-2-TT C-2-TU C-2-TV C-2-TW C-2-TX C-2-TY C-2-TZ C-2-UA C-2-UB C-2-UC C-2-UD C-2-UE C-2-UF C-2-UG C-2-UH C-2-UI C-2-UJ C-2-UK C-2-UL C-2-UM C-2-UN C-2-UO C-2-UP C-2-UQ C-2-UR C-2-US C-2-UT C-2-UY C-2-UZ C-2-VA C-2-VB C-2-VC C-2-VD C-2-VE C-2-VF C-2-VG C-2-VH C-2-VI C-2-VJ C-2-VK C-2-VL C-2-VM C-2-VN C-2-VO C-2-VP C-2-VQ C-2-VR C-2-VS C-2-VT C-2-VU C-2-VV C-2-VW C-2-VX C-2-VY C-2-VZ C-2-WA C-2-WB C-2-WC C-2-WD C-2-WE C-2-WF C-2-WG C-2-WH C-2-WI C-2-WJ C-2-WK C-2-WL C-2-WM C-2-WN C-2-WO C-2-WP C-2-WQ C-2-WR C-2-WS C-2-WT C-2-WU C-2-WV C-2-WX C-2-WY C-2-WZ C-2-XA C-2-XB C-2-XC C-2-XD C-2-XE C-2-XF C-2-XG C-2-XH C-2-XI C-2-XJ C-2-XK C-2-XL C-2-XM C-2-XN C-2-XO C-2-XP C-2-XQ C-2-XR C-2-XS C-2-XT C-2-XU C-2-XV C-2-XW C-2-XX C-2-XY C-2-XZ C-2-YA C-2-YB C-2-YC C-2-YD C-2-YE C-2-YF C-2-YG C-2-YH C-2-YI C-2-YJ C-2-YK C-2-YL C-2-YM C-2-YN C-2-YO C-2-YP C-2-YQ C-2-YR C-2-YS C-2-YT C-2-YU C-2-YV C-2-YW C-2-YX C-2-YY C-2-YZ C-2-ZA C-2-ZB C-2-ZC C-2-ZD C-2-ZE C-2-ZF C-2-ZG C-2-ZH C-2-ZI C-2-ZJ C-2-ZK C-2-ZL C-2-ZM C-2-ZN C-2-ZO C-2-ZP C-2-ZQ C-2-ZR C-2-ZS C-2-ZT C-2-ZU C-2-ZV C-2-ZW C-2-ZX C-2-ZY C-2-ZZ</p>	<p>COMMUNITY BUSINESS CENTER COMMERCIAL/INDUSTRIAL APARTMENT HOUSING BIFUNCTIONAL OVERLAY APARTMENT HOUSING HIGH DENSITY</p>
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SOURCE: FIELD SURVEY & DC MUNICIPAL PLANNING MAP 1960
ORIGINAL BY GEORGE WASHINGTON UNIVERSITY



REED-COOKE PHASE II REZONING

MAP 6: EXISTING GENERAL
ZONING PATTERNS

-  Medium Industrial, C-M-2
-  Commercial, C-2-A and C-2-B
-  Residential, R-5-B, D/R-5-B, R-5-C
-  Residential, R-5-B. Housing saved by rezoning from industrial C-M-2 in 1987



REED-COOKE PHASE II REZONING

MAP 7: RAM-PROPOSED REZONING.
PHASE II

- Residential, from C-M-2 and C-2-A to R-5-B
- Commercial, from C-M-2 to C-2-A with overlay



**REED-COOKE PHASE II REZONING
MAP 8: BLOCKS AND LOTS**

RAM: 7.88 FROM BAIST MAPS

Block Lot	Street	Address	Building Height	Type of Use	Name of User	Owner	Proposed Zoning	Alternate Zoning
<u>Block 2560</u>								
Lot 875	west side Champlain	-	surface	parking lot	1st Church, Christ Scientist	1st Church, Christ Scientist	R-5-B	C-2-A, with overlay
882	"	2390	3-story	commercial artist studio		Lorkas c/o Dravillas	"	"
64	"	2370	1-story	commercial	Phils's printing	Roach & Seagraves	"	"
860	"	2350	surface	parking lot	-	Dravilla's	C-2-A with overlay	new mixed use zone
876	"	-	"	"	-	Citadel Corp. or other subsidiary or other subsidiary of Edw. Morgan	"	"
864	"	-	"	"	-	"	"	"
832	"	2325	2-story	commercial Hardw. store	Servistar	"	"	"
48	"	-	surface	parking lot	"	"	"	"
49	"	-	"	"	"	"	"	"

REED-COOKE PHASE II REZONING

CHART: LOTS PROPOSED FOR REZONING AND THEIR CHARACTERISTICS

DATE: 7/88

Block Lot	Street	Address	Building Height	Type of Use	Name of User	Owner	Proposed Zoning	Alternate Zoning
40 -- 33	"	2316	"	"	"	"	C-2-A with overlay	New mixed use zone
838	north side Kalorama	1745	3-story	vacant, formerly apts.	"	1745 Kalorama Associates	R-5-B See notes	C-2-A with overlay
Block Lot	Street	Address	Building Height	Type of Use	Name of User	Owner	Proposed Zoning	Alternate Zoning
<u>Block 2563</u>								
Lot 884	east side Champlain	2563/69	1-story structure and surface lot	commercial & supporting parking	Hendricks-Miller Typographic	Perry Miller et al	R-5-B	R-5-B
73	"	2359	2 story	offices		A.Cecco	R-5-B	R-5-B
887	"	2337-49	surface	parking lot Note: alley closing needs clarification.		Bell Transp'tation	R-5-B	R-5-B
816	"	2335	2-story	commercial	Graphitron Printing	T. Bork	C-1 with overlay	C-2-A with overlay
833	"	2333	2-story	commercial	offices	"	"	"
866	"	2329		"	"	"	"	"

note on 1745 Kalorama. At the time of Phase I rezoning, this building had been vacated as an apartment building and was scheduled to become an AIDS treatment clinic. RAM supported commercial rezoning for this property to enable this necessary public use to proceed. However, since the AIDS treatment clinic located elsewhere and the property is still vacant, RAM favors recapturing the former apartment uses through residential re-zoning.

Block Lot	Street	Address	Building Height	Type of Use	Name of User	Owner	Proposed Zoning	Alternate Zoning
879	"	-	1 story structure and associated surface parking and storage lot	commercial	Metro Services; Messenger Delivery; & CIA Auto Brokers	"	C-1 with overlay	C-2-A with overlay
47	"	2311	-	"	"	"		
877	"	-	1 story	gas station	Amoco	"	C-2-A with overlay	"
883	"	2301	2-story	mixed commercial, residential	Liquor store with apts. above	1631 Kalorama Associates	"	"
98	north side Kalorama	1731	1 story	industrial	Nery's Auto Repair	Citadel Corporation	C-2-A	"
97	"	1725	2-story	institutional	King Emmanuel Bapt. Church	King Emmanuel / Bapt. Church	R-5-B	R-5-B
862	west side Ontario	2326	1 story	commercial and industrial	Ontario Laundromat, & Auto Repair	Citadel Corporation or affiliated owner	R-5-B	C-1 with overlay

Block Lot	Street	Address	Building Height	Type of Use	Name of User	Owner	Proposed Zoning	Alternate Zoning
880	"	2330	1 story	institutional, commercial and industrial	Church, offices & Carpentry shop	Bell Transp'tation Pension Fund	R-5-B	C-1 with overlay
81	"	2426	2 story	commercial	offices	D.H. Wood	"	R-5-B
80	"	2428	"	"		D.H. & J Wood	"	"
79	"	2430	"	"		"	"	"
	C							
Block Lot	Street	Address	Building Height	Type of Use	Name of User	Owner	Proposed Zoning	Alternate Zoning
<u>Block 2572</u>								
812	north side Kalorama	?	approx. 3 story-	industrial	movie studio	Citadel Corp. or affiliated Edw. Morgan company	C-2-A with overlay	C-2-B with overlay
<u>Block 2558</u>								

Block Lot	Street	Address	Building Height	Type of Use	Name of User	Owner	Proposed Zoning	Alternate Zoning
lots redrawn	west side Champlain	?	2story	public institutional	Marie Reed Community Learning Center	U.S. Park/ D.C. Govt	R-5-B	C-2-A <i>with overlay</i>
800	north west side Florida Ave	"	1 story to 2 story	retail and industrial	Kilimanjaro Restaurant & nightclub. auto repair garage	not known	C-2-A <i>with overlay</i>	C-2-B <i>with overlay</i>
<u>Block 2562</u>								
44-41; 91 (may be old lot nos.)	east side Champlain	"	2 story	public institutional	Marie Reed Learning Center	D.C. Govt.	R-5-B	R-5-B
lots redrawn	"		1 story	industrial	Pepco substation and garage	PEPCO	R-5-B	R-5-B
lots redrawn	east side Champlain/ north side Florida Ave		1story	commercial	C&P telephone garage	C & P Telephone	R-5-B	R-5-C

Block Lot	Street	Address	Building Height	Type of Use	Name of User	Owner	Proposed Zoning	Alternate Zoning
94	west side Ontario/ north side Florida Ave	1701 Florida Ave	approx. 3 stories	industrial	Security Storage warehouse	Security Storage	R-5-B	R-5-C
<u>Block 2567</u>								
58	south side Kalorama	1730	1 story	commercial	vacant	E.T. Morgan et al	C-1 with overlay	C-2-A with overlay
59	"	1728		"	"	"		
60	"	1726		"	"	"		
check 824	"	"	3 story	commercial	Trans-Century office bldg.	not known	C-2-A with overlay	C-2-B with overlay
check 826	"	"	"	"	"	"	"	"
28	"	?	3 story	commercial or industrial	vacant parking/office structure	not known		
29				"		"	"	"
81	alley	-	surface	-	-	-	-	-
Block Lot	Street	Address	Building Height	Type of Use	Name of User	Owner	Proposed Zoning	Alternate Zoning

Block Lot	Street	Address	Building Height	Type of Use	Name of User	Owner	Proposed Zoning	Alternate Zoning
<u>Block 2566</u>								
839	east side Ontario & north side Kalorama	1707/13	2 story	warehouse	National Geographic Society	National Geographic .contract being disputed	split of lot with R-5-B fronting Ontario	C-2-A with overlay.
803	east side Ontario & north side Kalorama	-	1 story	garages		Dennis Leapley	R-5-B	"
36	"	2339	2 story	commercial, former apartment bldg./	Leapley company offices	"	R-5-B	"
837	east side Ontario & north side Kalorama		1 story	commercial	offices	American Association on Maryland	C-2-A with overlay	"

Block Lot	Street	Address	Building Height	Type of Use	Name of User	Owner	Proposed Zoning	Alternate Zoning
800, 801, 802 not certain of lot designation	north side Kalorama	see 803				as 803 above	C-2-A with overlay	C-2-A with overlay
839	see above	see above					see above for lot 839	
check 90	north side Kalorama & north side 17th street	not listed	2 story	industrial	Armed Forces Pathology Institute warehouse	not known	C-2-A with overlay	C-2-B
95	17th street rear alley	2412 R	2 story	industrial	Colortone printing Press	A.J. Hackl	R-5-B	R-5-B

PROPOSED OVERLAY ZONE

Purposes. The purposes of the proposed overlay zone are to prevent high traffic, late-night, noisy, polluting, and/or otherwise undesirable uses in the new commercial and/or mixed-use (commercial/residential) zones formed from the rezoning of the old CM-2 industrial zone, and to encourage small scale office and service business development that can serve local community needs, provide entrepreneurial opportunities and jobs to neighborhood-oriented merchants, and a lunch-time clientele for the nearby concentration of restaurants.

Importance. This overlay is essential because of the physical structure of the neighborhood, the lack of buffering, the narrow streets, and the already intolerable problems with noise, traffic, parking, trash, rodents, rowdy behavior, and public urination and defecation, which have spread from the adjoining 18th St. and Columbia Rd. business district into the Reed-Cooke Neighborhood.

Prohibited in Overlay:

liquor licenses of all varieties;

restaurants, fast food outlets, discotheques, nightclubs, and public halls of all varieties;

hotels, bed and breakfasts, rooming houses;

theaters (film or live performance), sexually explicit establishments, and other forms of entertainment;

short-term (for terms less than one week's duration) offstreet parking entered or exited from side streets (e.g., Champlain St., Kalorama Rd., or Ontario Rd.);

retail businesses with hours beyond 8 p.m.

Encouraged in Overlay

offices for companies, doctors, lawyers, dentists, and other personal services;

artists lofts;

galleries;

training centers, craft shops, and small business incubators which do not depend on machinery which can be heard outside the premises at any time whatsoever;

new housing units for market-rate and moderate income householders.

DEVELOPMENT OPTIONS

Colortone Press/Community Recreation Center

Despite intensive efforts involving the Colortone Press, the Adams-Morgan Community Development Corporation, the Reed-Cooke Neighborhood Association (RAM), no viable mixed use project has gotten beyond the conceptual stage for the solution of the bizarre alley-way location of the Colortone Press. This printing establishment sits surrounded on three sides at extremely close quarters (12 - 15 feet) by residential apartments and row houses. It has no street frontage.

Its trucks and automobiles clog the alley, damage residential property, and present a hazard to the many children. Deserted at night, the site has witnessed several murders, assaults, and regular drug activity over the last few years. One of RAM's officers younger brothers was run over and killed as a child by a truck (prior to Colortone's use of the building). Any facility of this nature on the site as it currently exists will operate in unavoidable conflict with adjoining residential uses.

It is time to plan for the day when Colortone Press, like all of its competition, leaves its awkward, inefficient downtown site. The only appropriate zoning for the site is residential.

The community is engaged in discussions with the Department of Recreation about the feasibility of planning a recreation facility to serve the needs of local youth and provide a magnet that counteracts the prevalent drug culture. With appropriate site modifications, the site could also be used as a needed Adams-Morgan branch library. Such developments should be encouraged.

The community is also willing to consider a plan to keep Colortone in the area. But such a plan should be made as a Planned Unit Development so that the many technical, safety, design, and traffic issues could be authoritatively addressed as an integrated whole. The rezoning proposal would not prevent such a PUD in the unlikely event Colortone is able to secure adequate financing to procede.

The Morgan Annex: In conjunction with the development of the Colortone Press site for a community recreation center, the Morgan Annex should be sold for the private development of market-rate housing. The funds from this sale, which should be substantial with a completed phase II rezoning, could be used to underwrite the purchase and development of the proposed recreation center at the Colortone site.

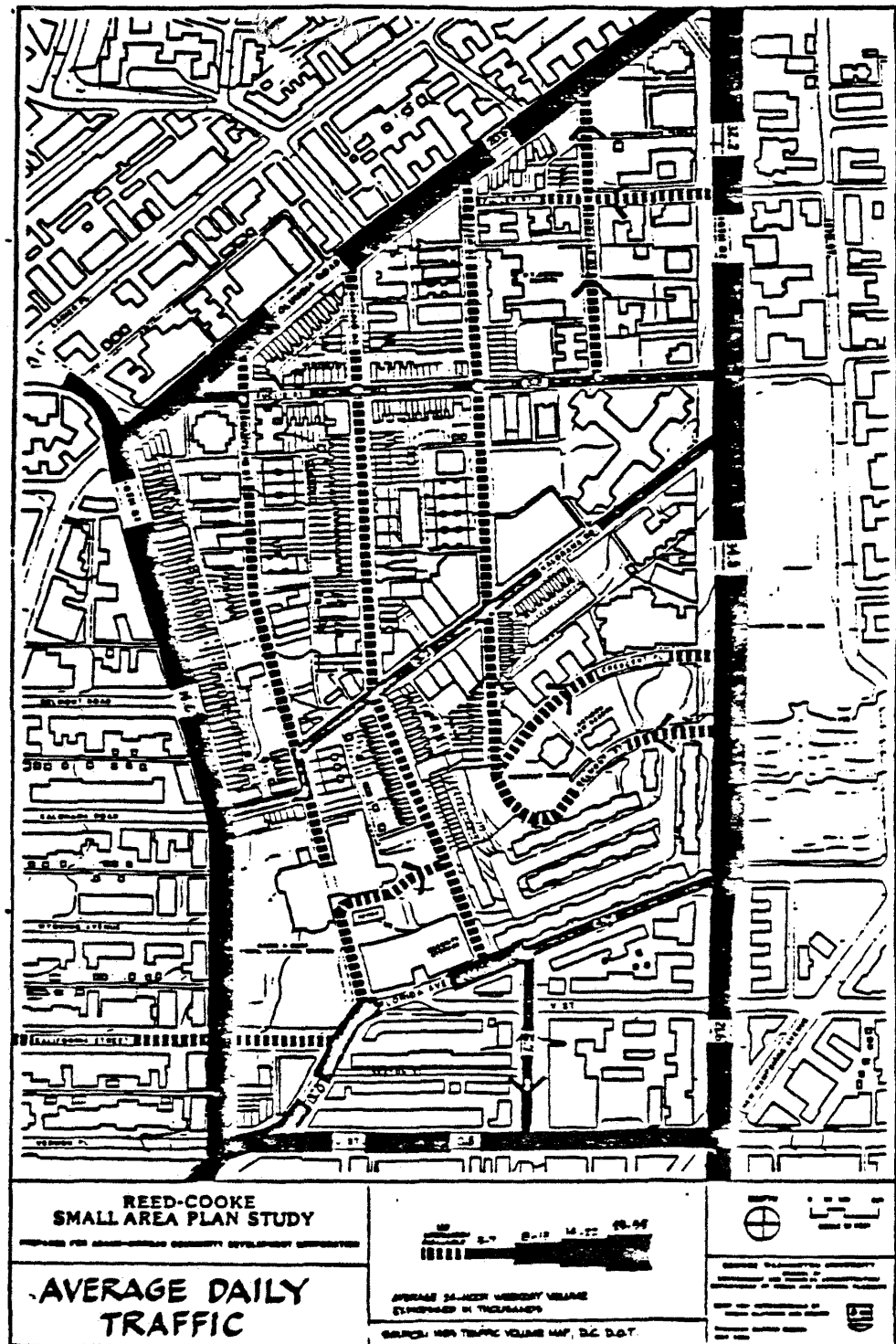
Another alternative would be the conversion of the Annex into an Adams-Morgan branch library with much needed public meeting rooms. (Neither of the existing schools in the area

have meeting rooms comfortable for small or medium size groups of adults.)

The Champlain St. Mall (Citadel's Portal Project)

A huge project has been proposed for the west side of Champlain St. that would incorporate adjoining lots on 18th St. N.W. The project is massive. It would place a 6-storey high, full lot coverage mall abutting two-storey rowhouses rezoned residential in Phase I. It proposes the first hotel and the first side-street liquor-licensed restaurants in Reed-Cooke. It proposes movie theaters with 450 seats, restaurants along an alley with many residential buildings, and underground parking for 600-750 cars. This parking would be accessed from Champlain St. and bring literally thousands of more cars per day down streets that have already been labelled in one OP memorandum as experiencing a 'traffic nightmare.' The hotel would compound this traffic problem and block the magnificent views of the residents of 2370 Champlain St.

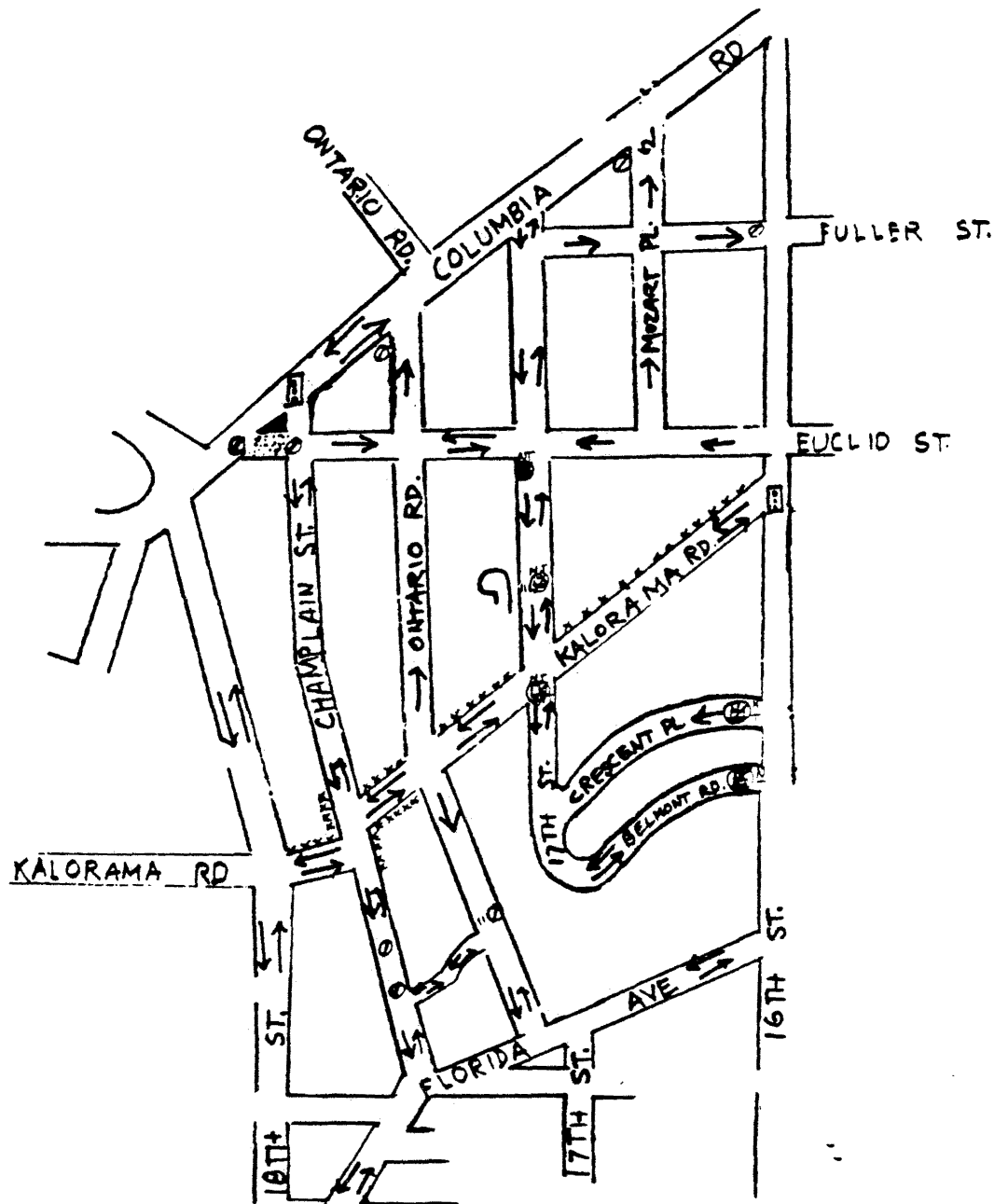
RAM's proposed rezoning would allow a much more modest mixed-use project. The RAM proposal would confine the restaurants and parking access to 18th St. It would also support small-scale start-up entrepreneurs rather than the trendy boutiques that are much more likely with the Citadel proposal. Finally, it would limit the height to appropriate levels mandated by the Comprehensive Plan. The rezoning should not accommodate anything resembling the existing Citadel proposal which was advanced without community participation or consultation.



REED-COOKE PHASE II REZONING

MAP 9: TRAFFIC FLOWS, 1985

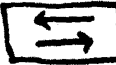
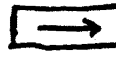
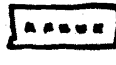
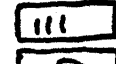

RAM. 7.88 FROM A MAP BY GW UNIVERSITY PLANNING CLASS








MAP 11

REED-COOKE TRAFFIC PLAN

2ND DRAFT

-  two-way street
-  one-way street
-  no parking 7 a.m. - 6:30 p.m.
-  speed bump
-  truck turn-around

-  NO TRUCKS
-  new traffic light(s)
-  Unity Park
-  Unity Park Expansion (with access for only emergency vehicles)
-  DO NOT ENTER (except emergency vehicles)

R.A.M. 7.08.87
(SLC)



Version B/
17th St. is two-ways, with truck restrictions

RAM

THE REED-COOKE NEIGHBORHOOD ASSOC.

2450 Ontario Rd., N.W., Washington, DC 20009 (202)328-3358

August 17, 1988

URGENT: HAND DELIVERY

MEMORANDUM

To: Mr. Fred Greene, Director of Planning
From: Edward G. Jackson, Sr., President, RAM
Re: The Residents' RAM Plan for Reed-Cooke Rezoning

Since 1980, residents of Adams-Morgan have been working for the Reed-Cooke Rezoning case to encourage housing and protect our neighborhood from commercialization. The Council's decision to add the Reed-Cooke Special Treatment Area to the Comprehensive Plan in 1984 should have been the turning point. But the wolf is still at our door as plans continue for inappropriate development of the Reed-Cooke CM-2 industrial zone that weaves through the heart of our residential neighborhood. In less than one year, three separate announcement dates for this overdue zoning case have come and gone without action.

Enclosed find a revised and corrected draft of the Residents' RAM Plan for the Reed-Cooke Rezoning Case, Phase II. This Submission replaces the July 4 submission by RAM. The present submission includes a summary, a detailed overlay, and a corrected zoning chart and map. Alternate designations have been withdrawn because of their misinterpretation by the Office of Planning. (They were not an alternate 'plan', but rather individual alternate designations for certain lots). The Overlay description has been expanded to a format recognized by OP. As the culmination of an eight-year effort by residents, we believe this plan deserves full consideration by the Zoning Commission.

Please announce and set down for early hearing the Residents' RAM plan at the September 15 meeting of the Zoning Commission. We have earned the right to have our proposal heard without further delay.

Sincerely,

Edward G. Jackson, Sr.
President, RAM

**RESIDENTS' RAM PLAN FOR ADAMS-MORGAN'S
REED-COOKE NEIGHBORHOOD**

Reed-Cooke Neighborhood Assoc. (RAM), 2450 Ontario Rd. NW, Washington, DC 20009

Purpose: To implement the Comprehensive Plan's 3 goals for the Reed-Cooke Special Treatment Area (the CM-2 industrial zone on Champlain St., Ontario and Kalorama Rds. in Adams-Morgan below Columbia Rd. and between 16th and 18th Sts.): (1) Preserve and expand housing opportunities; (2) Maintain appropriate heights and densities; (3) Provide for residentially-compatible business activity.

Summary: The RAM plan recognizes the constraints of the surrounding neighborhood: long, narrow, primarily residential side-streets; congestion and noise spreading from 18th St. and Columbia Rd.; limited parking; vanishing housing, especially for low-income families; need for balanced development with commercial separated from residential uses.

Overlay: All non-residentially zoned properties would be covered by an 'overlay' that would encourage residential and acceptable commercial uses (e.g., offices and personal services) and prohibit: bar, cocktail lounge, inn, bed and breakfast, hotel, movie theater, public hall, gas station, restaurant, fast food, repair garage, car wash, drive-throughs, parcel delivery service, broadcast station, and short-term parking lot or garage if entered or exited from any street other than 18th St. NW. Existing non-conforming uses would be grandfathered in. No legitimate business will be driven out.

Rezoning: Kalorama Rd. and the south half of Champlain St. would be rezoned for commercial/residential mixed use. Ontario Rd. north of Kalorama Rd. and the north half of Champlain St. would be rezoned residential. No industrial zoning (CM-2) would remain.

From CM-2 (industrial) to C2-A (commercial/residential mixed use) with overlay:

[West side of Champlain St.] Block 2560: Lots 860, 876, 864, 832, 48, 49, 40-33.

[East side of Champlain St.] Block 2563: Lots 877, 883.

[North side of Kalorama Rd.] Block 2563: Lot 98. Block 2572: Lot 812. Block 2566: Lots 837, 800, 801, 802, 839 (except Ontario Rd. frontage), 90.

[South side of Kalorama Rd.] Block 2567: Lots 58, 59, 60, 824, 826, 28, 29, 81.

[Northwest side of Florida Ave.] Block 2558: Lot 800.

From CM-2 (industrial) to C1 (commercial/residential mixed use) with overlay:

[East side of Champlain St.] Block 2563: Lots 816, 833, 866, 879, 47.

From CM-2 (industrial) to R5-B (residential):

[West side of Champlain St.] Block 2560: Lots 875, 882, 64. Block 2558: Marie Reed Learning Center lots.

[East side of Champlain St.] Block 2563: Lots 884, 73, 887. Block 2562: Lots 44-41, 91, 94, and lots of Pepco Substation and C&P Garage.

[North side of Kalorama Rd.] Block 2563: Lot 97.

[West side of Ontario Rd.] Block 2563: Lots 862, 880, 81, 80, 79.

[East side of Ontario Rd.] Block 2566: frontage part of Lot 839, 803, 36.

[Alley off 17th St.] Block 2566: Lot 95.

RAM: THE REED-COOKE NEIGHBORHOOD ASSOCIATION

2450 Ontario Road, NW Washington, D.C. 20009

To : D.C. Office of Planning, D.C. Zoning Commission, D.C. City Council
From : Stephen Cochran, AICP, Chair, Reed - Cooke Neighborhood Association
(RAM) Zoning and Planning Committee
Re : Revised Rezoning Proposals for Phase II
Date : August 10, 1988

RAM's final rezoning proposal for Phase II is attached. This version incorporates minor changes to our proposal of July 4, 1988. These changes are listed below. With these refinements, our rezoning proposals are brought into greater consistency with the objectives of the RAM zoning plan for Reed-Cooke. These objectives are:

1. To concentrate commercial activity along Kalorama Road, by use of mixed use C-2-A zoning with an overlay zone that prohibits activities most disruptive of the neighborhood.
2. To step-down the intensity of commercial zoning along lower Champlain Street as sites get farther from the 18th Street commercial corridor, by use of C-2-A zoning with an overlay on the west side of lower Champlain and C-1 zoning with an overlay on the east side of lower Champlain Street.
3. To consolidate the residential zoning along upper Champlain St. and the middle portion of Ontario Road, by use of R-5-B zoning.

The map of RAM-proposed rezoning has a corrected legend reflecting the inclusion of proposed C-1 zoning along the east side of lower Champlain Street.

The attached chart differs from the July version in the following ways:

- Company names and ownerships have been updated, but still need to be rechecked thoroughly by the City.
- 1745 Kalorama Road, Square 2560, Lot 838 has been eliminated from the rezoning proposal.
- 1739 Kalorama Road, Square 2567, Lot 58 is now proposed for C-2-A zoning, with an overlay, rather than for C-1.
- The overlay zone is more clearly shown to apply to all proposed commercial zoning, with the exception of Square 2558, lot 800. This had been intended in the July 8 proposal, but two properties had been ambiguously labeled.
- The "Alternate Zoning" column is withdrawn in its entirety as it was being misinterpreted as a complete alternative proposal rather than its intended use as providing alternatives on a case-by-case basis for individual lots.

CHAPTER XXXX: REED-COOKE RESIDENTIAL/COMMERCIAL OVERLAY DISTRICT

XX00 General Provisions

00.1 The Reed-Cooke Residential/Small-Scale Commercial Overlay District is applied to the non-residentially zoned properties in the Reed-Cooke neighborhood and includes the following Lots and Squares: _____.

00.2 The purposes of the District are as follows:

- (a) To encourage a scale of development, mixture of buildings and uses and other attributes such as safe and efficient conditions for pedestrian and vehicular movement, all of which will be as generally required by the Comprehensive Plan for the National Capital;
- (b) To implement the objectives of the Reed-Cooke Special Treatment Area (Section 1128 of the Comprehensive Plan) 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.
- (c) To encourage the retention of existing commercial uses at a scale of development and at locations which do not diminish the quality of life for the area residents;
- (d) To ensure that new non-residential uses provide retail goods and personal services and commercial activities which contribute to the satisfaction of unmet economic needs in the community; and
- (e) To protect adjacent and nearby residences from damaging environmental and aesthetic impacts.

00.3 The Reed-Cooke Residential/Small-Scale Commercial Overlay District is mapped in combination with the underlying commercial zone district and not instead of the underlying district.

00.4 All uses, buildings and structures permitted in accordance with this chapter and the appropriate regulations of the underlying district shall be permitted in the combined District except as otherwise modified in these regulations.

00.5 All restrictions and prohibitions provided with respect to the Districts combined with this chapter shall also apply except as specifically modified by this chapter. Where there are conflicts between this chapter and the underlying zoning, the more restrictive regulations shall govern.

00.6 The requirements of this chapter shall apply to all new construction and to all additions, alterations or repairs which within any twelve (12) month period exceed fifty percent (50%) of the assessed value of the structure as set forth in the records of the office of Property Assessment as of date immediately preceding the date of the application for a new structure, addition, repair or enlargement.

XX01 Use Provisions

XX01.1 No bar; cocktail lounge; hotel; inn; bed and breakfast; motion picture theater; gasoline service station; gasoline service station as an accessory to a parking garage or public storage garage; repair garage; restaurant; fast food restaurant; drive-in restaurant; off-premises alcohol beverage sales; parking lots, parking garages or mechanical parking garages offering rental of parking spaces for less than one week's duration if entered or exited from any street other than 18th St. N.W.; streetcar or bus passenger depot; automobile and truck sales; boat or other marine sales; motorcycle sales and repair; automobile rental agency; billiard parlor or pool hall; video game parlor; funeral mortuary or other establishment; parcel delivery service; radio or television broadcasting station and antenna tower in conjunction therewith; or automobile laundry shall be permitted in the Reed-Cooke Residential/Small-Scale Commercial Overlay District.

XX01.2 No drive-through accessory to any use shall be permitted in the Reed-Cooke Residential/Small-Scale Commercial Overlay District.

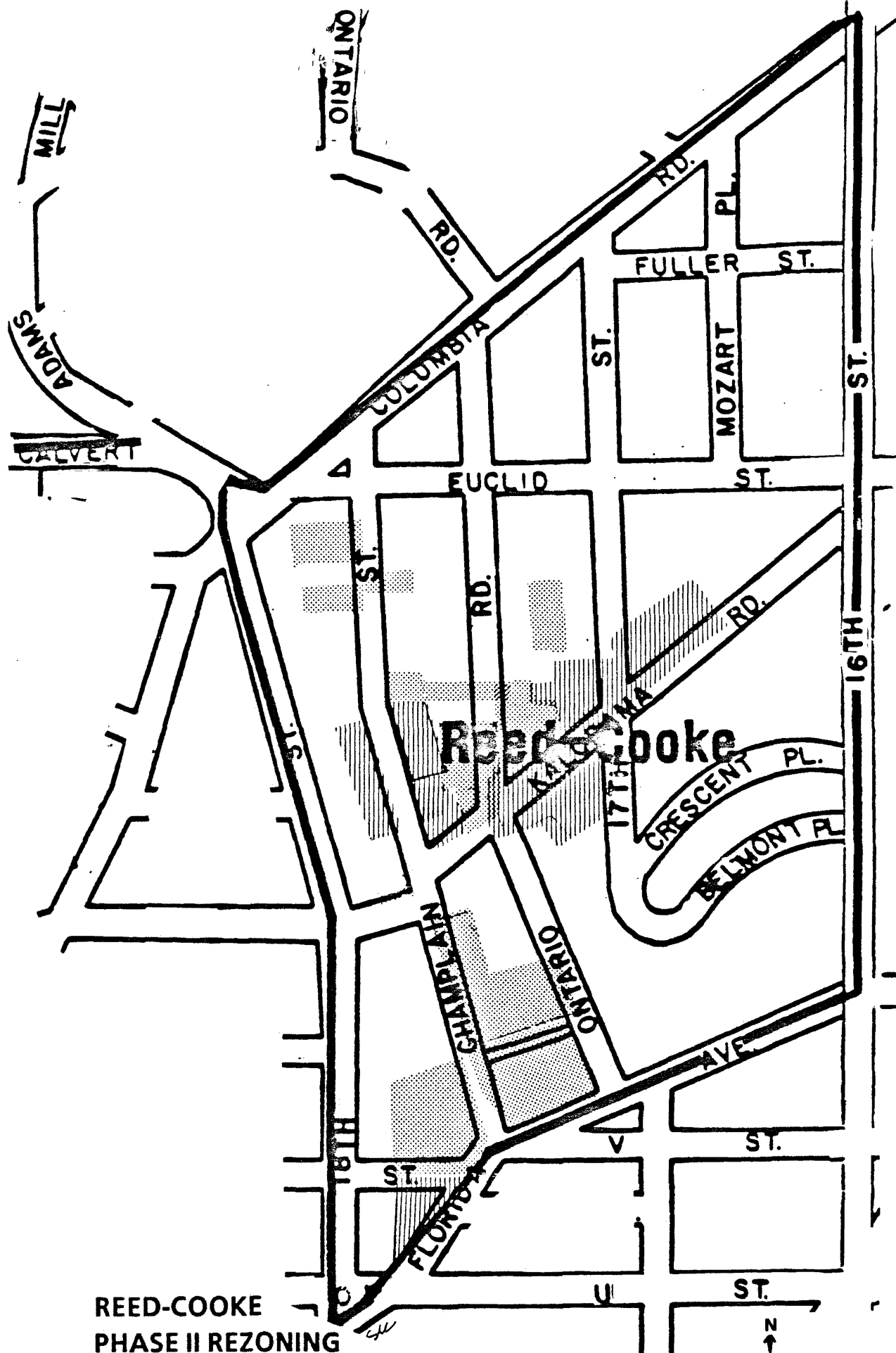
XX01.3 New dwellings shall be permitted in the Reed-Cooke Residential/Small-Scale Commercial Overlay District in accordance with the standards and requirements of Chapter 7 of the Zoning Regulations for the C2-A District.

XX01.4 Except for the uses listed in Sections **XX01.1** and **XX01.2** of this chapter, all uses permitted in the C-1 and C-2 districts respectively shall be permitted in the respective portions of the Reed-Cooke Overlay District.

XX01 Height and Bulk Provisions



XX02.1 The maximum height permitted in the Reed-Cooke Residential/Small-Scale Commercial Overlay District shall not exceed 40 feet with no limitation on the number of stories.

XX02.2 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.



REED-COOKE
PHASE II REZONING

MAP 7: RAM-PROPOSED REZONING.
PHASE II

-  Residential, from C-M-2 to R-5-B
-  Commercial, from C-M-2 to C-2-A and C-1 with overlay

Block Lot	Street	Address	Building Height	Type of Use	Name of User	Owner	Proposed Zoning
<u>Block 2560</u>							
Lot 875	west side Champlain	-	surface	parking lot	1st Church, Christ Scientist	1st Church, Christ Scientist	R-5-B
882	"	2390	3-story	commercial artist studio		DEC Dev. (Royce Lanier et al)	"
64	"	2380	1-story	commercial	Phils's Photo	Harold & Phil Baldush	"
860	"	2350	surface	parking lot	-	Citadel Corp. or other subsidiary of Edw. Morgan	C-2-A with overlay
876	"	-	"	"	-	"	"
864	"	-	"	"	-	"	"
832	"	2325	2-story	commercial Hardw. store	Servistar	"	"
48	"	-	surface	parking lot	"	"	"
49	"	-	"	"	"	"	"

Block Lot	Street	Address	Building Height	Type of Use	Name of User	Owner	Proposed Zoning
40 -- 33	"	2316	"	"	"	"	<i>C-2A with Overlay</i>
Block Lot	Street	Address	Building Height	Type of Use	Name of User	Owner	Proposed Zoning
<u>Block 2563</u>							
Lot 884	east side Champlain	2563/69	1-story structure and surface lot	commercial & supporting parking	Hendricks- Miller Typographic	DEC Dev. (Royce Lanier et al)	R-5-B
73	"	2359	2-story	offices		A.Cecconi	R-5-B
887	"	2337-49	surface	parking lot		Bell Transp'tation	R-5-B
816	"	2335	2-story	commercial	Graphitron Printing	T. Bork	C-1 with overlay
833	"	2333	2-story	commercial	offices	LehrCo (Robert Lehrman)	"
866	"	2329		"	"	"	"

Block Lot	Street	Address	Building Height	Type of Use	Name of User	Owner	Proposed Zoning
879	"	-	1 story structure and associated surface parking and storage lot	commercial	Metro Services; Messenger Delivery; & CIA Auto Brokers	Citadel Corporation (?)	C-1 with overlay
47	"	2311	-	"	"	"	
877	"	-	1-story	gas station	Amoco	Unknown	C-2-A with overlay
883	"	2301	2-story	mixed commercial, residentail	Liquor store with apts. above	1631 Kalorama Associates	"
98	north side Kalorama	1731	1-story	industrial	Nery's Auto Repair	Citadel Corporation	C-2-A with overlay
97	"	1725	2-story	institutional	King Emmanuel Bapt. Church	King Emmanuel / Bapt. Church	R-5-B
862	west side Ontario	2526	1-story	commercial and industrial	Ontario Laundromat, & Auto Repair	Citadel Corporation or affiliated owner	R-5-B

Block Lot	Street	Address	Building Height	Type of Use	Name of User	Owner	Proposed Zoning
880	"	2330	1-story	institutional, commercial and industrial	Church, offices & Carpentry shop	Bell Transp'tation Pension Fund (Citadel)	<i>R-5B</i>
81	"	2426	2-story	commercial	offices	D.H. Wood	"
80	"	2428	"	"		D.H. & J Wood	"
79	"	2430	"	"		"	"
	c						
Block Lot	Street	Address	Building Height	Type of Use	Name of User	Owner	Proposed Zoning
<u>Block 2572</u>							
812	north side Kalorama	?	approx. 3-story-	industrial	movie studio	Citadel Corp. or affiliated Edw. Morgan company	C-2-A with overlay
<u>Block 2558</u>							

Block Lot	Street	Address	Building Height	Type of Use	Name of User	Owner	Proposed Zoning
lots redrawn	west side Champlain	?	2-story	public institutional	Marie Reed Community Learning Center	U.S. Park/ D.C. Govt	R-5-B
800	north west side Florida Ave	"	1-story to 2-story	retail and industrial	Kilimanjaro Restaurant & nightclub. auto repair garage	not known	C-2-A no overlay
<u>Block 2562</u>							
44-41; 91 (may be old lot nos.)	east side Champlain	"	2-story	public institutional	Marie Reed Learning Center	D.C. Govt.	R-5-B
lots redrawn	"		1-story	industrial	Pepco substation and garage	PEPCO	R-5-B
lots redrawn	east side Champlain/ north side Florida Ave		1-story	commercial	C&P telephone garage	C & P Telephone	R-5-B

Block Lot	Street	Address	Building Height	Type of Use	Name of User	Owner	Proposed Zoning
94	west side Ontario/ north side Florida Ave	1701 Florida Ave	approx. 3-stories	industrial	Security Storage warehouse	Security Storage	R-5-B
<u>Block 2567</u>							
58	south side Kalorama	1730	1-story	commercial	vacant	E.T. Morgan et al	C-2-A with overlay
59	"	1728		"	"	"	"
60	"	1726		"	"	"	"
824	"	"	3-story	commercial	Trans-Century office bldg.	Leapley Co.	C-2-A with overlay
826	"	"	"	"	"	"	"
28	"	1700	3-story	commercial or industrial	vacant parking/ office structure	1700 Kalorama Rd Ltd Partnership (Michael Minkoff)	"
29				"		"	"
81	alley	-	surface	-	-	-	-

Block Lot	Street	Address	Building Height	Type of Use	Name of User	Owner	Proposed Zoning
Block Lot	Street	Address	Building Height	Type of Use	Name of User	Owner	Proposed Zoning
<u>Block 2566</u>							
839	east side Ontario & north side Kalorama	1707/13	2-story	warehouse	National Geographic Society	National Geographic	split of lot with R-5-B fronting Ontario C-2-A w/overlay on Kalorama
803	east side Ontario & north side Kalorama	-	1-story	garages		Dennis Leapley	R-5-B
36	"	2339	2-story	commercial, former apartment bldg./	Leapley company offices	"	R-5-B
837	east side Ontario & north side Kalorama		1-story	commercial	offices	AAM DC	C-2-A with overlay

Block Lot	Street	Address	Building Height	Type of Use	Name of User	Owner	Proposed Zoning
800, 801, 802 not certain of lot designation	north side Kalorama	see 803				as 803 above	C-2-A with overlay
839	see above	see above					see above for lot 839
90	north side Kalorama & west side 17th street	1701	2-story	industrial	Armed Forces Pathology Institute warehouse	1701 Kalorama Rd Ltd Partnership (Michael Minkoff)	C-2-A with overlay
95	17th street rear alley	2412 R	2-story	industrial	Colortone printing Press	A.J. Hackl	R-5-B

- xx00.3 All uses, buildings and structures permitted in accordance with this chapter and the appropriate regulations of the underlying district shall be permitted in the combined District except as otherwise modified in this chapter.
- xx00.4 All restriction and prohibitions provided with respect to the District combined with this chapter shall also apply except as specifically modified by this chapter. Where there are conflicts between this chapter and the underlying district, the provisions of this chapter shall govern.
- xx00.5 The requirements of this chapter shall apply to all new construction and to all additions, alterations or repairs which within any twelve (12) month period exceed fifty percent (50%) of the assessed value of the structure as set forth in the records of the Office of Property Assessment as of the date immediately preceding the date of the application for a new structure, addition, repair or alteration.
- xx01 USE PROVISIONS
- xx01.1 The following uses shall be permitted as a special exception in accordance with the requirements of Section xx05:
- (a) Any use first permitted as a matter-of-right in a C-M District;
 - (b) Restaurant; and
 - (c) Hotel or inn.
- xx01.2 The following uses shall be prohibited:
- (a) Bar or cocktail lounge;
 - (b) Fast food restaurant;
 - (c) Theater;
 - (d) Gasoline service station;
 - (e) Automobile laundry; and
 - (f) Drive-through accessory to any use.

- xx01.3 The following special provisions shall apply to a use first permitted in a C-M District which existed on the effective date of this Overlay District:
- (a) The use may be changed to one of the uses listed in Section xx01.3(b) without requiring approval of the BZA, provided that only that area which was devoted to the use on the effective date of this section may be changed and the new use, if first permitted in the C-M District, shall comply with the standards of external effects for uses in the C-M District as set forth in Section 825.
 - (b) The following uses are permitted as provided for in Section xx01.3(a):
 - (1) Experimental, research or testing laboratory;
 - (2) Laundry or dry-cleaning establishment;
 - (3) Wholesale or storage establishment;
 - (4) Light manufacturing, processing, fabricating or repair establishment; and
 - (5) Printing, lithographing or photoengraving establishment.
 - (c) The use may be expanded, provided that the total gross floor area devoted to the use shall not exceed three and one-half (3.5) FAR and the new use shall comply with the standard of external effects for uses in the C-M District as set forth in Section 825. Only the use which existed on the effective date of this Overlay District shall be eligible to expand under this section.
- xx01.4 The special provisions of Section xx01.3 shall also apply to a printing, lithographing or photoengraving establishment which existed on the effective date of this Overlay District.
- xx02 HEIGHT PROVISIONS
- xx02.1 Except as provided below, the height of a building or structure shall not exceed sixty (60) feet.
- xx02.2 A building which contains a minimum of one (1.0) FAR devoted to dwelling units may be erected to a height not to exceed sixty-five (65) feet.

xx03 BULK PROVISIONS

xx03.1 Except as provided below, the maximum floor area ratio shall be 3.0, which may be devoted to any use permitted in the overlay District.

xx03.2 The maximum floor area ratio may be increased to 4.5, as follows:

(a) In order to exceed three (3.0) FAR, two square feet (2 ft²) of gross floor area devoted to dwelling units shall be provided for each square foot provided in excess of three (3.0) FAR.

(b) The maximum floor area ratio for uses other than a dwelling unit shall be three and one-half (3.5).

xx03.2 Any area devoted to accessory parking for uses in the building shall not be included in the gross floor area of the building.

xx04 SHARED PARKING

xx04.1 The parking spaces required by this title for dwelling units may be shared with the parking spaces required for other uses under the following circumstances:

(a) The other uses shall not be residential uses; and

(b) The parking shall be available exclusively for the dwelling units between the hours of 6:00 P.M. and 8:00 A.M. Monday through Friday, and all day Saturday, Sunday and District of Columbia holidays. The parking shall be available exclusively for the other use during the remaining hours.

xx05 BZA APPROVAL OF EXCEPTIONS

xx05.1 The Board of Zoning Adjustment may grant exceptions to the height and area requirements of this chapter. The Board may also approve those uses allowed as special exceptions as set forth in Section xx01.1.

xx05.2 In exercising the authority set forth in Section xx05.1, the Board shall apply the following criteria:

(a) The application shall be not inconsistent with the policies of the Reed-Cooke Special Treatment Area as set forth in the Comprehensive Plan;

Proposed Reed-Cook Special Overlay District

xx00 GENERAL PROVISIONS

xx00.1 The purposes of the Reed-Cooke Special Overlay District are as follows:

- (a) To encourage a scale of development, mixture of buildings and uses and other attributes such as safe and efficient conditions for pedestrian and vehicular movement, all of which will be not inconsistent with the Comprehensive Plan for the National Capital;
- (b) To implement the objectives of the Reed-Cooke Special Treatment Area (Section 1128 of the Comprehensive Plan) 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;
- (c) To encourage the retention of existing commercial and light manufacturing uses at an appropriate scale of development and at locations which allow for the enhancement and expansion of those uses which also does not diminish the quality of life for area residents;
- (d) To ensure that new non-residential uses provide retail goods and personal services and commercial activities as well as employment opportunities which contribute to the satisfaction of the economic needs of the community; and
- (e) To protect adjacent and nearby residences from damaging environmental and aesthetic impacts.

xx00.2 The Reed-Cooke Special Overlay District is mapped in combination with the underlying zone district and not instead of the underlying district.

- (b) The application shall not be inconsistent with the purposes of the Overlay District;
- (c) The use, building, height or bulk at issue will not adversely affect adjacent or nearby property or be detrimental to the health, safety, convenience or general welfare of persons living, working or visiting in the area;
- (d) Vehicular access and egress are designed and located so as to minimize conflict with pedestrian ways, to function efficiently and to create no dangerous or otherwise objectionable traffic conditions;
- (e) There shall be adequate off-street parking and loading for employees, trucks and other service vehicles;
- (f) The Board may impose requirements pertaining to the design and appearance of buildings and structures, signs, landscaping and operations of the proposed use as are necessary to protect neighboring property and to achieve the purposes of this Overlay District; and
- (g) The Board shall refer the application to the Office of Planning for coordination, review and report, to include the reports of those District agencies and departments which the Office of Planning deems appropriate.