

# Memorandum

Government of the District of Columbia

TO: D.C. Zoning Commission

Department,  
Agency, Office:

FROM:

Fred L. Greene  
Director

Date: November 3, 1986

SUBJECT:

Addendum to My Memorandum of October 28, 1986

This represents an addendum to my memorandum of October 28, 1986 to you listing proposed zoning changes along the Wisconsin and Connecticut Avenue corridors. Two areas along the Connecticut Avenue Corridor were inadvertently excluded from my original list. These areas are the 2600 block of Woodley Place, specifically parcels 2610 and 2612 and the east side of Connecticut Avenue from Calvert Road to Woodley Road, N.W. Both areas have been identified as being in conflict with recommendations in the Comprehensive Plan. Therefore, these areas should have been included in the initial listing of proposed zoning change area that will be evaluated by my office over the next 30 days. I anticipate that specific zoning change recommendations will result from this evaluation.

## 2600 Block of Woodley Place

The 2600 block of Woodley Place includes several row house structures. Most are used as residences and one located in the R-4 zoning district. The two lone exceptions are Parcels 2610 and 2612. Both are currently used for housing although the underlying zoning district is C-2-B. To the south of parcel 2610 and 2612 are row houses which have been converted to commercial retail and office uses. These properties are in the C-2-B zoning district. However, they have frontage on Calvert Road, a largely commercial thoroughfare in this neighborhood.

One intent of the Connecticut Avenue Study is to determine the appropriate zoning for the 2600 block of Woodley Place in order to clearly limit the extent of commercial expansion into this established residential neighborhood.

ZONING COMMISSION

CASE No.

86-26

EXHIBIT No.

ZONING COMMISSION  
District of Columbia  
CASE NO. 86-26  
EXHIBIT NO. 14

East Side of Connecticut Avenue - from Calvert Road to  
Woodley Road

This area is currently zoned C-2-B. It is a collection of converted row house type structures that are used for commercial retail restaurants and office space. There is great support for retaining the existing low density scale of development in this area. However, under the existing zoning more intense development can be anticipated to occur in this area. The proximity of a metro station, the National Zoo, and two major convention hotels (Sheraton and Shoreham) adds to the potential redevelopment of this area. As these uses are expanded, the pressures for intensification becomes more likely.

One major planning issue in this case is to determine an appropriate scale of development in this location.

Should you have any questions, please let me know.