



ADVISORY NEIGHBORHOOD COMMISSION 3E
4025 Chesapeake Street, Northwest
Washington, D.C. 20016

December 1, 1986

Ms. Patricia N. Mathews
Chairperson
Zoning Commission of the
District of Columbia
District Building, Room 11
1350 Pennsylvania Avenue N.W.
Washington, DC 20004

1986 DEC - 1 PM 1:08
ZONING SECRETARIAT,
DISTRICT OF COLUMBIA

Re: Office of Planning Memorandum of October 28, 1986
(Additional Proposed Zoning Actions)

Dear Ms. Mathews:

Advisory Neighborhood Commission 3E (ANC3E) discussed the above referenced memorandum at a duly noticed public meeting held on November 12, 1986. The Commissioners voted unanimously (4-0, 1 absent, 3 being a quorum) to support the Office of Planning's expressed concerns about possible inappropriate zoning in the Spring Valley Shopping Center area at 49th Street and Massachusetts Avenue N.W. The northeastern and southwestern corners of this intersection lie within the jurisdiction of ANC3E.

The Office of Planning did not make any specific recommendations for zone district reclassification at this area in the October 28 memorandum. ANC3E requests that the Zoning Commission initiate a case to reclassify the C-2-A zone at this location as C-1, the appropriate classification for a local neighborhood shopping area.

This recommendation by ANC3E merely echoes an earlier recommendation by the Community Advisory Committee (CAC) on the Ward 3 Plan. The Ward 3 CAC stated:

The area on both sides of Massachusetts Avenue between 48th and 49th Streets, designated as a Local Neighborhood Center on the D.C. Generalized Commercial Land-Use Map, is one of real importance to the residents of adjacent neighborhoods. The objective of land use policy for this area must be to maintain and improve it as a low-density

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neighborhood shopping center providing much needed retail and other services to the surrounding neighborhood. Its replacement by a higher-density commercial development, likely to be of very limited use to neighborhood residents, should be prohibited. To this end, it is important that the zoning of the area be changed from the present C-2-A designation to that specified by the Zoning Regulations as suitable for local neighborhood centers--namely, to C-1.

ANC3E sees no need for substantial further study at this location prior to scheduling of a rezoning case. The preservation of the local shopping nature of this site is paramount. A regional commercial center is taking shape little more than one mile away at the intersection of Western and Wisconsin Avenues. There is no need for similar commercial development activity on Massachusetts Avenue at 49th Street. The Comprehensive Plan already makes this clear. It is now the responsibility of the Zoning Commission to bring the zoning into conformity with the Plan's specifications.

Sincerely,

ADVISORY NEIGHBORHOOD COMMISSION 3E

By:


Erling Hansen, Chairman

cc: Fred Greene