

# Memorandum

Government of the District of Columbia

TO: D.C. Zoning Commission

Department,  
Agency, Office: Planning

FROM: Fred L. Greene  
Director

Date: JUL 5 1988

SUBJECT: Zoning Commission Case No. 86-26 (Connecticut Avenue)

This is the report of the Office of Planning on the specific range of issues advertised for the further hearing on this case, scheduled for July 7, 1988. The comments are in the same order and number as advertised in the Notice of the Public Hearing.

## Zoning Map Issues

1. Change from C-2-A to R-2 Lots 72, 73, and 74 in Square 2068.

Comments: These are three townhouses facing Ordway Street which are partly in commercial use and partly in residential use. They are located between two alleys "behind" the Connecticut Avenue commercial frontage. That is, the C-2-A zone boundary extends to the second of the two alleys, the one most removed from Connecticut Avenue. The owner of the first house in the residential zone to the west of this alley, and some other citizen activists in the case, are concerned that continued commercial use is inappropriate (the remedy being residential rezoning) or, at a minimum, that the overlay zone not be applied to these lots if they are left C-2-A because the overlay would require active ground level retail use which would, presumably, have greater adverse effect on nearby residences than other potential uses such as simply offices.

The Office of Planning believes that this is a close, judgement call. The situation has existed for many years and is not an uncommon pattern behind commercial strips or apartment frontages on arterial streets, namely, that an alley separates more intensively zoned property from the lower density residential area. The scale of the existing townhouses is not an issue, as these are in keeping with the

ZONING COMMISSION  
District of Columbia  
Case... 86-26  
Exhibit... 508

55-3-55 JUL 5- 1988

ZONING COMMISSION  
District of Columbia  
CASE NO. 86-26  
EXHIBIT NO. 508

general scale of the immediate area. On balance, OP favors the rezoning from C-2-A to R-2. While this change would render the existing commercial uses non-conforming, the existing commercial uses can remain indefinitely. Any change in existing commercial use would be subject to Board of Zoning Adjustment approval which would permit a full discussion of the proposed use and allow community input in the context of a public hearing process.

#### Zoning Text Issues

1. Establish as a matter-of-right height limit in the WP/C-2-A zone of 40 feet.

Comments: The Office of Planning supports a matter-of-right height limit of 40 feet in the Woodley Park C-2-A zone. It is our view that this limitation would result in buildings -- should there be new construction in the Woodley Park C-2-A zone -- which would be more in keeping with the general scale and character of the area which is a local neighborhood commercial center. Such a limit would also support and reinforce the purposes of the Woodley Park overlay zone.

2. Limit permitted floor area ratios (FARs) to 3.0 total for residential and 1.0 non-residential in Woodley Park and 2.0 total for residential in Cleveland Park.

Comments: The Office of Planning supports these restrictions on density and mix of uses as being in keeping with the intent of the respective overlay zones. In the CP area the effect is to reduce permitted density from 2.5 to 2.0, taking the reduction from the commercial component. In the WP area, the Commission's preliminary decision in the C-2-B area was to restrict total/residential FAR to 3.0, of which up to 1.5 could be non-residential. Thus, the effective change here is simply to reduce available non-residential density. This is perhaps advisable, given the implications of a matter-of-right infill building now under construction. This project achieves the permitted 1.5 FAR commercial in two levels above grade, and in addition, provides one level of commercial space below grade. Parking must be provided below that. This presents some difficulties because of the narrow alley behind this frontage and the proximity to the adjacent townhouses beyond. A total of 1.0 FAR above grade plus one level below (if provided) might be preferable.

### 3. PUD Limits

Comments: The Office of Planning has testified to the desirability of establishing Planned Unit Development guidelines which support the purposes of the Cleveland Park and Woodley Park overlay zones.

In the case of Cleveland Park OP recommends a guideline of 2.0 FAR with no more than 1.0 FAR devoted to non-residential uses and a 40 foot height guideline for the Cleveland Park overlay zone. In Woodley Park OP recommends a PUD guideline of 2.0 for FAR with a maximum of 1.0 for non-residential uses and a 40 foot guideline for height in the C-2-A zoned area. For the C-2-B zoned area in Woodley Park, OP recommends a PUD guideline of 3.0 FAR with no more than 1.5 FAR devoted to non-residential uses and a maximum height guideline of 50 feet.

In both Cleveland Park and Woodley Park it is OP's view that these recommended guidelines for Planned Unit Developments will reinforce the objectives and purposes of the overlay districts.

### 4. Required ground level retail in existing buildings.

Comments: The proposed change in the subject advertised text arises from a recommendation by OP at the previous hearing, namely that it would be reasonable to require one-half of the ground level of existing as well as new buildings to be devoted to active retail uses, as specified. We believe, however, that it is preferable to refer to gross floor area rather than net floor area, as advertised. In all overlay zones with the ground level requirement we are trying to use 50% of gross floor area for simplicity of enforcement, and because the higher requirement implied by net floor area may be too high for some buildings with lobby space for offices or apartments above. The Office of Planning recommends adoption of this advertised change with the word substitution underlined above.

Report Prepared by:  
OP/ZS  
SMS:em

Attachment

# District of Columbia Zoning Commission

## NOTICE OF PUBLIC HEARING

### TIME AND PLACE:

Thursday, July 7, 1988, @ 7:00 P.M.,  
District Building, 1350 Pennsylvania  
Avenue, N.W., Room 9,  
Washington, D.C. 20001

### FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 86-26 (Zoning Commission, sponsor)

#### THIS CASE IS IN ADVISORY NEIGHBORHOOD COMMISSION 3C

This portion of Case No. 86-26 was initiated by petitions from the Cleveland Park Historical Society and the Woodley Park Community Association, and by a recommendation from the Office of Planning, to consider text and map amendments that would affect certain areas along Connecticut Avenue, N.W.

On March 14, 1988, and April 11, 1988, at regular meetings, the Zoning Commission for the District of Columbia determined to have a further hearing to consider a proposal by the Office of Planning (OP) to rezone portions of Connecticut Avenue in the Cleveland Park and Woodley Park areas, and to rezone a portion of Ordway Street, west of Connecticut Avenue. The proposal also includes further proposed amendments to the text of Zoning Regulations in connection with the creation of two zone districts, that is, the Cleveland Park (CP) Overlay District and the Woodley Park (WP) Overlay District.

The specific proposal to amend the Zoning Map is to change the zone district classification of the following properties:

1. Change from C-2-A to R-2 lots 72, 73, and 74 in Square 2068; and
2. Change to C-2-A/CP (Cleveland Park Commercial Overlay) that portion of Square 2082 which is currently zoned C-2-A.

The proposal to amend the text of the Zoning Regulations to create overlay districts in the Woodley Park commercial area and the Cleveland Park commercial area was published as a notice of public hearing in the D.C. Register on December 4,

1987 (34 DCR 7784). The Zoning Commission held hearings on the proposals on January 14, 25, and 28, 1988. Thereafter, on March 14, 1988, the Commission approved proposed action to adopt the CP and WP Overlay zones; to map the CP Overlay zone in the portions of Squares 2222, 2218, 2219, 2068, and 2069 which are currently zoned C-2-A; and to map the WP overlay zone in those portions of Squares 2202 and 2203 which are currently zoned C-2-A, and in that portion of Square 2204, other than lots 137 and 138, which is currently zoned C-2-B.

At the public hearing on July 7, 1988, the Zoning Commission will consider the following additional amendments to the text of the Zoning Regulations:

1. Establish a matter-of-right height limit in the WP/C-2-A zone of 40 feet;
2. Establish a matter-of-right floor area ratio ("FAR") as follows:

	<u>Non-residential uses</u>	<u>Total</u>
WP Overlay	1.0	3.0
CP Overlay	1.0	2.0;

3. Establish height and FAR guidelines for Planned Unit Developments in the WP and CP Overlay zones which are within a range from the matter-of-right limits in the respective Overlay zone to the Planned Unit Development guidelines for height and FAR in the underlying C-2-A or C-2-B zone; and
4. Provide that in the WP and CP Overlay zones, no less than 50 percent of the net floor area of the ground level of existing buildings shall be required to be occupied by specified retail and service uses; that is, those set forth in 11 DCMR 701.1; 701.4; 701.6(b); 721.2(d), (h), (k), (l), (o), (p), (v), and (w); 721.3(a), (b), (f) through (j), and (l) through (q); and 721.6(b).

The general location of affected properties is indicated on the attached map.

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 R-2 District permits matter-of-right development of single-family detached and semi-detached dwelling units with a minimum lot area of 3,000 square feet, a minimum lot width of thirty feet, a maximum lot occupancy of forty percent, and a maximum height of three stories/forty feet.

Authority to amend the Zoning Regulations and the zoning map of the District of Columbia is provided for by the Zoning Act (Act of June 20, 1938, 52 Stat. 797, as amended, Section 5-413 et seq., D.C. Code 1981 ed.). This public hearing will be conducted in accordance with the provisions of Section 3021, District of Columbia Municipal Regulations (DCMR) Title 11, Zoning.

All individuals, organizations, or associations wishing to testify in this case should file their intention to testify in writing with the Executive Director of the Zoning Secretariat by June 27, 1988. Written statements, in lieu of a personal appearance or oral presentation, may be submitted for inclusion in the record.

The Zoning Commission further gives notice that it intends to establish time limits for the oral presentations of all persons. The Commission intends to adhere to those time limits as strictly as possible, in order to hear the case in a reasonable period of time. The Commission therefore requests all witnesses to prepare their testimony in writing, to submit that written testimony prior to giving their statement, and to limit the oral presentation to a summary of the most important points.

Information should be forward to the Executive Director, Office of the Zoning Secretariat, Room 11, District Building, 1350 Pennsylvania Avenue, N.W., Washington, D.C. 20004. Please include the number of the particular case and your daytime telephone number. For FURTHER INFORMATION, YOU MAY CONTACT THE ZONING SECRETARIAT AT 727-6311.

GEORGE M. WHITE, JOHN G. PARSONS, LINDSLEY WILLIAMS,  
MAYBELLE T. BENNETT AND PATRICIA N. MATHEWS ----- ZONING  
COMMISSION OF THE DISTRICT OF COLUMBIA, BY EDWARD L. CURRY,  
EXECUTIVE DIRECTOR, ZONING SECRETARIAT.