

Government of the District of Columbia

Deputy Mayor for  
Economic Development



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

**MEMORANDUM**

SEP 9 1988

**TO:** D.C. Zoning Commission

**FROM:** Fred L. Greene, Director  
Office of Planning

**SUBJECT:** Case No. 86-26 Cleveland Park and  
Woodley Park/Summary Abstract

Application

This portion of Case No. 86-26 was heard on July 7, 1988. Items considered included the rezoning of lots 72, 73 and 74 in Square 2068 from C-2-A to R-2, the inclusion of the Cleveland Park branch of the D.C. Public Library in the Cleveland Park Overlay District and the establishment of height and FAR guidelines in the Woodley Park and Cleveland Park Overlay Districts.

Testimony of the Office of Planning

The Office of Planning by report dated July 7, 1988, supported a height guideline of 40 feet and FAR guidelines of 1.0 for residential uses and 1.0 for non-residential uses for Planned Unit Developments in the Cleveland Park Overlay District. In the Woodley Park Overlay District the Office of Planning supported a height guideline of 40 feet, a residential FAR guideline of 1.0 and a non-residential FAR guideline of 1.0 (total 2.0 FAR) for Planned Unit Developments in the C-2-A/WP zoned portion of the commercial area. For the C-2-B/WP-zoned area, the Office of Planning supported Planned Unit Development guidelines of 1.5 FAR for residential uses and a 1.5 FAR for non-residential uses (total 3.0 FAR), and a height of 50 feet.

DISTRICT OF COLUMBIA  
ZONING SECRETARIAT

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**ZONING COMMISSION**

CASE No. 86-26

EXHIBIT No. 561

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4/1/91

The Office of Planning also testified concerning the determination of floor area in the overlay districts stating that the term "gross floor area" was preferred. Gross floor area is a defined term in the Zoning Regulations and is used by the Zoning Administrator to determine the floor area of a building for zoning purposes.

The Office of Planning also testified in support of a matter-of-right FAR of 2.0 (1.0 for non-residential uses) and a matter-of-right height limit of 40 feet for the Cleveland Park area. In Woodley Park, OP testified in support of a maximum 2.0 FAR (1.0 for non-residential uses) and a 40 foot maximum matter-of-right height limit for the C-2-A zoned area. For the C-2-B area, OP testified in support of a maximum matter-of-right FAR of 3.0 (1.5 for non-residential uses) and a 50 foot height limit.

Testimony of Ward 3 Councilmember, James Nathanson

Councilmember Nathanson testified in support of the rezoning of the three townhouse properties in Cleveland Park, the 40 foot height limit for the Woodley Park C-2-A area and supported a rezoning of the Woodley Park C-2-B area to C-2-A. Councilmember Nathanson also supported a maximum FAR of 1.0 for non-residential uses and was opposed to PUD's in both areas.

Testimony in Support of the Application

ANC-3C

Peggy Robin, ANC-3C, testified in support of:

1) the rezoning of the Cleveland Park Library block; 2) rezoning of the three houses on Ordway Street; 3) lowering the height limit in the C-2-B Square of Woodley Park to 40 feet and the FAR to 2.0 with a maximum non-residential FAR of 1.0; 4) lowering the FAR in the Cleveland Park overlay zone to 2.0, (1.0 non-residential) and the elimination of PUD's from both overlay zones.

Cleveland Park Historical Society/Woodley Park Community Association

Tersh Boasberg, Cheryl Opacinch, Dr. Cynthia Field, Kathleen Wood, Zina Greene, John Hatton, Margaret Hare, Tilford Dudley, Barbara Kraft, Earl Reynolds, Jr., John O'Sullivan, and Dr. Charles Field, testified in support of the application.

Recommendations for Cleveland Park included: 1) a maximum matter-of-right FAR of 2.0 (1.0 for non-residential uses) in Cleveland Park; 2) PUD guidelines of 2.0 FAR and 40 feet in height; and 3) the rezoning of lots 72, 73 and 74 in Square 2068 from C-2-A to R-2.

Recommendations for Woodley Park included: 1) rezoning of the C-2-B area to C-2-A; 2) prohibition of PUD's from the Woodley Park commercial area or the elimination of height and density bonuses for PUD's, in the alternative; 3) establishment of a maximum height limit of 40 feet for all three commercially-zoned squares; 4) establishment of a maximum FAR of 2.0 (1.0 for non-residential uses) for all three commercially-zoned squares; 5) increase of the rear yard "setbacks" in Square 2204 to 20 feet; and 6) the inclusion of movie theaters in the list of prohibited uses.

#### Others in Support

Ellen Burton, Lawrence Aurbach, Fred Pitts, Laura Richards, Greg Wetstone testified in support of the application.

#### Testimony in Opposition to the Application

Wayne Quinn and Steven Sher, Wilkes, Artis, Hendrick and Lane.

Wayne Quinn testified that zoning law should be imposed only to the extent necessary to carry out the criteria of the Zoning Enabling Act and that properties immediately adjacent to Metro stations should not be downzoned to a 1.0 FAR. Mr. Quinn stated that a mandatory cap for PUD's would result in lack of development or continued underutilization of land to the detriment of the community. Mr. Quinn testified that there was a lack of uniformity in the treatment of Cleveland Park and Woodley Park and other similar areas designated in the Comprehensive Plan. Mr. Quinn testified that there appeared to be no basis for the downzoning including building heights, aesthetics, transportation, historic preservation or market considerations.

Steven Sher testified that the Land Use Element of the Comprehensive Plan identified 32 local neighborhood centers. Two-thirds of the 32 are zoned C-2-A or C-2-B but only two have Metro stations (Cleveland Park and Woodley Park) and, therefore, the density should not be reduced. Mr. Sher testified that the level of control proposed in Cleveland Park and Woodley Park is not consistent with how other, similar, areas are treated.

Mr. Sher stated that a 40 foot height limit is not warranted given the 60 and 90 foot height limits allowable in adjacent, residential, areas. Mr. Sher testified that it was inconsistent to treat PUD's differently in Cleveland Park and Woodley Park than in other parts of the District and that the Commission has a great deal of discretion in dealing with PUD's.

Roger Clark, Cafritz Foundation

Mr. Clark testified that the shifting demands in the proceedings were troubling, especially the change in the Office of Planning's position regarding FAR. Mr. Clark urged the Commission not to change the FAR allowed for the "Park and Shop" site and not to reduce the height allowed to 40 feet.