

THE QUESTION OF 2ND STREET
Comprehensive Plan Suggests C2B Status rather than C2A or C1

A Statement by Sandy McCall on behalf of the Unified
Owners of the 600 Block of 2nd Street N.E.

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C2A Status is the original recommendation made to the Zoning Board by the Planning Department for the six houses located on the 600 block of 2nd Street N.E.

In September I spoke to the Board in support of C2A status for the six houses located on the 600 block of 2nd Street

After that meeting I had a chance to digest the exact wording of the City Council's 1994 Amendments to Comprehensive Plan.

As quoted from page 5 of Interim Director Jill C. Dennis' September 18th, 1995, Memorandum to the Zoning Commission, the 1994 Comprehensive Plan Amendments call for:

JMK
"In the Capitol Hill/Stanton Park Area, the east frontage of Second Street between E and G Streets, N.E., was changed from Moderate Density Residential to Mixed Use: Moderate Density Residential and Moderate Density Commercial."

"This would imply a rezoning to a Moderate Density mixed use classification."

A C-1 District is not moderate density. It "permits matter of right low density development...."

Likewise a C2A District "permits matter of right low density development...."

ONLY A C-2-B DISTRICT "PERMITS MATTER OF RIGHT MEDIUM DENSITY DEVELOPMENT."

By the dictates of the Comprehensive Plan the question of C-1 status should not even be on the table. The clear question is whether 2nd Street between E and G Streets should be C-2-B or, at the very least, C-2-A.

If the Zoning Board chooses to override the C-2-A Status recommended by the Planning Department, I urge it to be in the direction of C-2-B status so as to be not inconsistent with the intentions of the City Council.

C-2-B status is the only designation that clearly fits the Council's intention of "Moderate Density Residential and Moderate Density Commercial." Thank you.

Case No. 95-4
Exhibit No. 60

ZONING COMMISSION
District of Columbia
CASE NO. 95-4
EXHIBIT NO. 66
11/8/95