

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

2007 MAR 16 PM 4:43
D.C. OFFICE OF PLANNING
RECEIVED

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *H. Fox* Harriet Tregoning
Director

DATE: March 15, 2007

SUBJECT: Case No. **ZC-07-01**: Additional Information for Setdown for a petition to amend the Zoning Map regarding Square 755 Lot 3.

RECOMMENDATION

The Office of Planning recommends setdown of the map amendment, as proposed in the OP Report dated March 2, 2007, to change the zoning on Square 755, Lot 3, from the split-zoned CAP/R-4 and CAP/CHC/C-2-A to CAP/CHC/C-2-A.

BACKGROUND

Prior to setting down the request from the owners of the property at 208 Massachusetts Ave., NE, the Zoning Commission requested that OP report back on other properties on this square that might be split-zoned and whether the map amendment application should include them as well.

Two other properties on the square are also split-zoned R-4 and C-2-A, but the zoning line does not cross through the actual building.

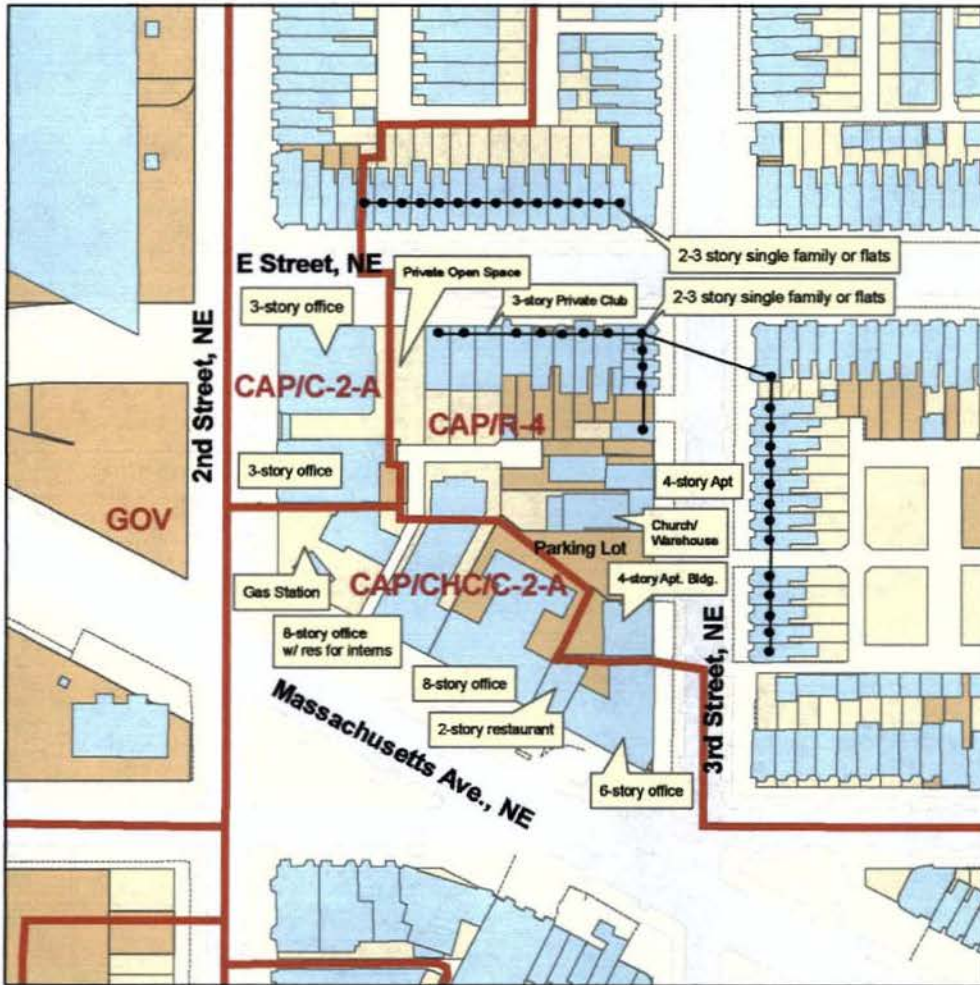
1) Lot 849 – located directly to the east of the original subject lot, is also owned by the Heritage Foundation, and is a through lot fronting on Mass. Ave., NE and 3rd St., NE. An eight-story building fronts onto Mass. Ave., NE and is zoned CAP/CHC/C-2-A; the majority of the parking lot fronts onto 3rd St., NE, and is zoned CAP/R-4.

2) Lot 0034 is a corner lot fronting onto 2nd St., NE and E St., NE. It is improved with a three-story commercial office building, which fronts onto 2nd St., NE. The building and a small portion of a court yard of lot 0034 is zoned CAP/C-2-A. The remaining portion of the courtyard is zoned CAP/R-4.

As shown on the map on the next page page, the predominant development patterns on the rest of the square include mainly residential (rowhouse to small apartment) on 3rd St., NE; rowhouse on E St., NE; small office buildings on 2nd St., NE; and, office with some retail along Mass. Ave., NE.

ZONING COMMISSION
District of Columbia

CASE NO. 07-01 ZONING COMMISSION
District of Columbia
EXHIBIT NO. 11 CASE NO.07-01
EXHIBIT NO.11



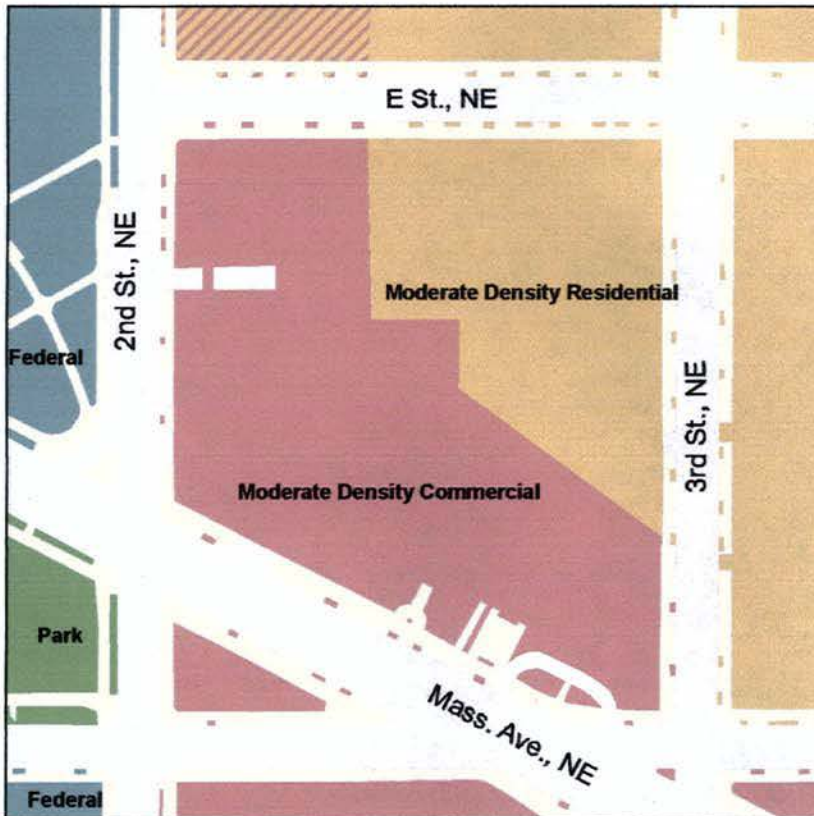
Uses, Building Footprints, and Zoning for Square 755

The Draft 2006 Generalized Land Use Map identifies the areas along Massachusetts Ave., NE and 2nd St., NE as in the Moderate Density Commercial land use category (Shopping and service areas that generally provide a much broader range of goods and services are the predominant uses).

ANALYSIS

The proposed rezoning for the rear portion of Lot 3, the original application, is consistent with the Comprehensive Plan 2006 Future Land Use Map which shows the entire site within the Moderate Density Commercial land use designation. In addition to its compatibility with the Future Land Use Map, this Lot is located along Massachusetts Ave., NE and is an interior lot that relates only to Mass. Ave., NE. The zoning line bisects the existing building. By recognizing and correcting the zoning inconsistency for this lot, the commercial district along Massachusetts Ave, NE would be reinforced without allowing for the potential of future encroachment of inappropriate development into the residential areas.

Although the zoning line separating C-2-A from R-4 splits Lots 0034 and 0849, this location is consistent with the Future Land Use Map.



Future Land Use Map (2006)

Although Lot 0849 is adjacent to the subject lot and does front onto Massachusetts Ave., NE, it also has frontage on 3rd Street, NE. Since the entire building is already zoned for commercial uses, then a map amendment to rezone the 3rd Street, NE frontage for commercial uses would open up the potential for incompatible commercial uses to encroach on the existing lower density residential character and land use designation along the street.

Lot 0034 is not located on Massachusetts Ave., NE and the zoning line does not traverse the building but rather a small open space area that serves the commercial office use. This open space area also serves as a buffer between the commercial area and the residential neighborhood and any change in the zoning line would allow for the potential of higher density commercial encroachment, directly adjacent to existing rowhouses, and would be inconsistent with the Land Use Map.

RECOMMENDATION

The Office of Planning continues to recommend that the Zoning Commission **setdown** the proposed map amendment as originally proposed to rezone the back portion of only Lot 003 from **CAP/R-4 to CAP/CHC/C-2-A** and to not include other properties within this square. The proposed map amendment would allow for the zoning to be consistent with the draft 2006 Comprehensive Plan Land Use Map.

HT/djw