

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Stephen Cochran, Zoning & Special Projects Planner
JL for Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation

DATE: January 26, 2023

SUBJECT: Correction to Page 3 of OP Setdown Report: Map Amendment to Rezone Square 0157, Lot 826 (1617 U Street, NW) and Lot 827 (1620 V Street, NW) from the MU-4 Zone to the MU-10 Zone.

Please accept the attached corrected page 3 for OP's January 18, 2023 preliminary report on Zoning Commission Case 23-02. The numbers of the two lots for which the zoning change is proposed had been reversed in the first paragraph of that page and on Figure 2. Deletions are ~~struck through~~ and corrections are underlined.

The correction does not affect the substance of the report, the rest of which remains unchanged.

III. SITE AND AREA DESCRIPTION

As illustrated in Figures 2, 3 and 4, the property proposed for re-zoning occupies approximately 2/3 of Square 157, which is bounded by U, V, 16th and 17th Streets, NW.² The site is bounded by: North, V Street and, across a public alley, six 2-story rowhouses; West, 17th Street; South, U Street; and East, a public alley. Lot 826 827 comprises ~2/3 of the site, with frontage on U, V and 17th streets. Lot 827 826, with frontage only on U Street, comprises the remaining ~ 1/3 of the site. Together the lots are occupied by two District government facilities which have shared the site since the 1960's.



Corrected Figure 2. Site, Lots and Occupants

Lot 827 slopes approximately 5 feet downward from north to south. It is occupied by the two-story Metropolitan Police Department's (MPD) Third District Station, with frontage on V Street and 17th Street. The station's pedestrian entrance is on V Street and it is connected to a two-level parking garage with frontage on V Street and U Street. The garage is used predominantly by MPD and is accessed from a north-south alley to the east of the garage and to the west of the fire station.

Lot 826 is occupied by the one-story Fire and Emergency Medical Services (FEMS) Engine Company Number 9 and related services. Its vehicular entrances and its pedestrian entrances are from U Street. FEMS also uses a portion of the garage

² All streets noted in this report are in the Northwest quadrant