

Government of the District of Columbia

Office of the
Director



Office of Planning
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Washington, DC. 20004

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Office of Planning

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MEMORANDUM

TO: D.C. Zoning Commission

FROM: Jill C. Dennis
Director

SUBJECT: Hearing Summary, Zoning Commission Case No. 96-12Z, Zoning Consistency Map Amendments

Zoning Commission Case No. 96-12Z comprises 10 areas where zoning map amendments are proposed to eliminate inconsistencies between the existing zoning and the Comprehensive Plan. The public hearing was conducted on February 24 and April 17, 1997. The following summaries of each geographic area proposed for rezoning include OP's original summary-rationale, key comments made at the public hearing, and a copy of the applicable proposed zoning map. Note that the numbered areas begin with Number 2, because the original Number 1 was deleted from the case at the time of setdown. This summary is intended to assist the Commission in its decision on the case, but does not purport to represent the full record of the case, which speaks for itself.

Attachment

ZONING COMMISSION
CASE No. 96-12Z
EXHIBIT No. 57

ZONING COMMISSION
District of Columbia
CASE NO. 96-22
EXHIBIT NO. 57

**REZONING NO. 2: Pre-Vocational School Site, Vicinity of Gonzaga High School,
Near New Jersey Avenue & H streets, N.W.
C-2-A and R-4 to C-3-C**

Key Points:

- The north frontage of H Street, N.W., between North Capitol Street and New Jersey Avenue is designated Medium-High Density Commercial on the Generalized Land Use Map of the Comprehensive Plan.
- At present, the site is a large, trapezoidal area used for surface parking and part of the Gonzaga High School grounds. The area includes part of the Gonzaga tennis courts and a large, high-density office building at the corner of North Capitol and H streets, N.W. This office building was approved as a Planned Unit Development in 1990 and includes a zoning change from C-2-A to C-3-C.
- The area in question represents a major commercial development opportunity for medium-high density office development similar to the development pattern that is evolving at North Capitol and H streets, and along the east side of North Capitol Street from K Street to Massachusetts Avenue.

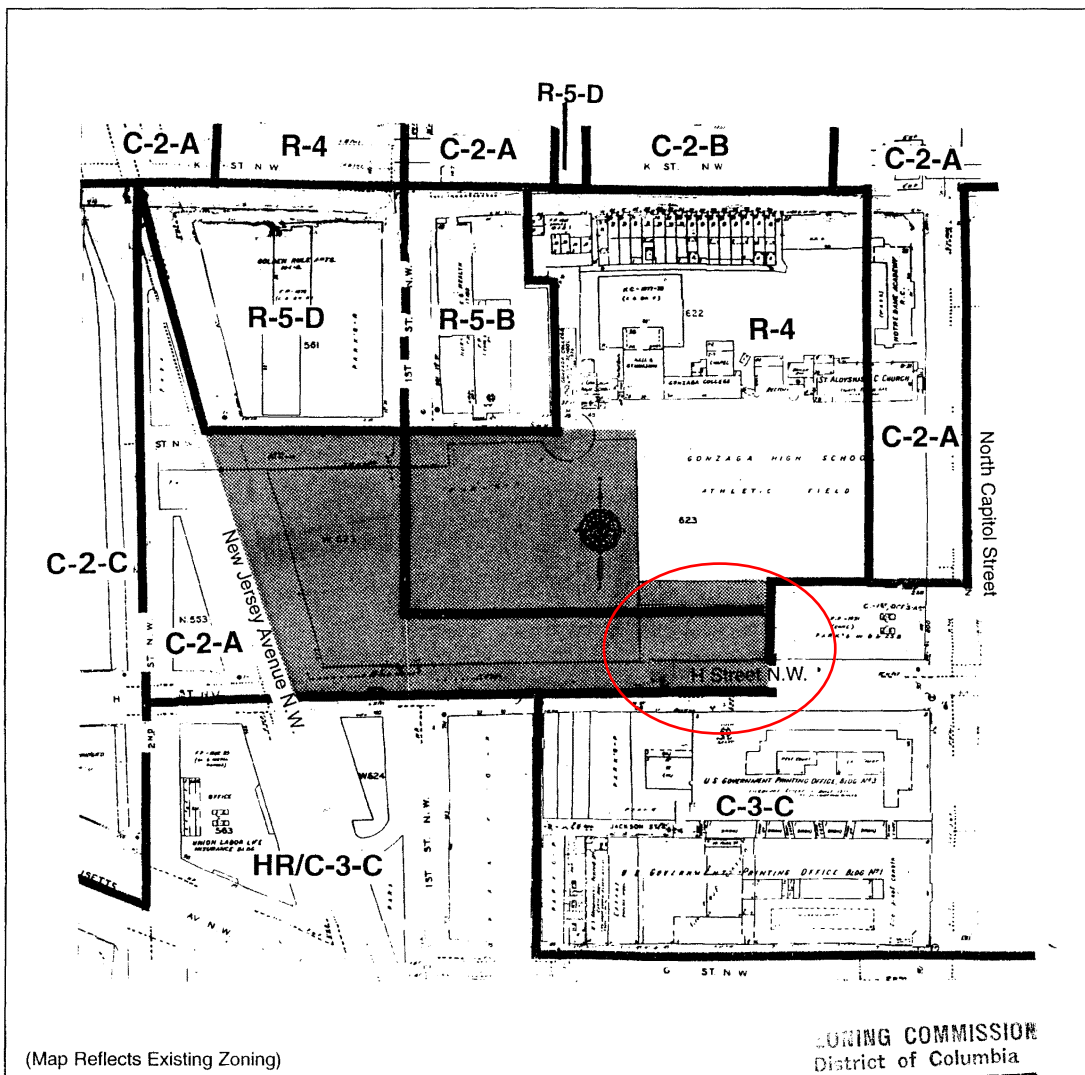
Public Hearing — Testimony:

- Advisory Neighborhood Commission 2C testified in support of the proposed rezoning because it would stimulate economic development in the neighborhood, with associated spin-off benefits.
- There was no testimony in opposition.

REZONING NO. 2: THE AREA BETWEEN THE WEST PROPERTY LINE OF GONZAGA HIGH SCHOOL AND NEW JERSEY AVENUE AND BETWEEN H AND I STREETS, N.W. FROM C-2-A AND R-4 TO C-3-C

KEY POINTS:


- The north frontage of H Street, N.W., between North Capitol Street and New Jersey Avenue is designated Medium-High Density Commercial on the Generalized Land Use Map of the Comprehensive Plan.
- At present, the site is a large trapezoidal area used for surface parking and part of the Gonzaga High School grounds. The area is adjacent to the Gonzaga H.S. tennis courts and includes a large high-density office building at the corner of North Capitol and H Streets, N.W. This office building was approved as a Planned Unit Development (PUD) in 1990 and includes a zoning change from C-2-A to C-3-C.
- The area in question represents a major commercial development opportunity at a scale (high-density office) similar to the development pattern that is evolving at North Capitol and H Streets, and along the east side of North Capitol Street from K Street to Massachusetts Avenue.



Zoning Change Number: 2

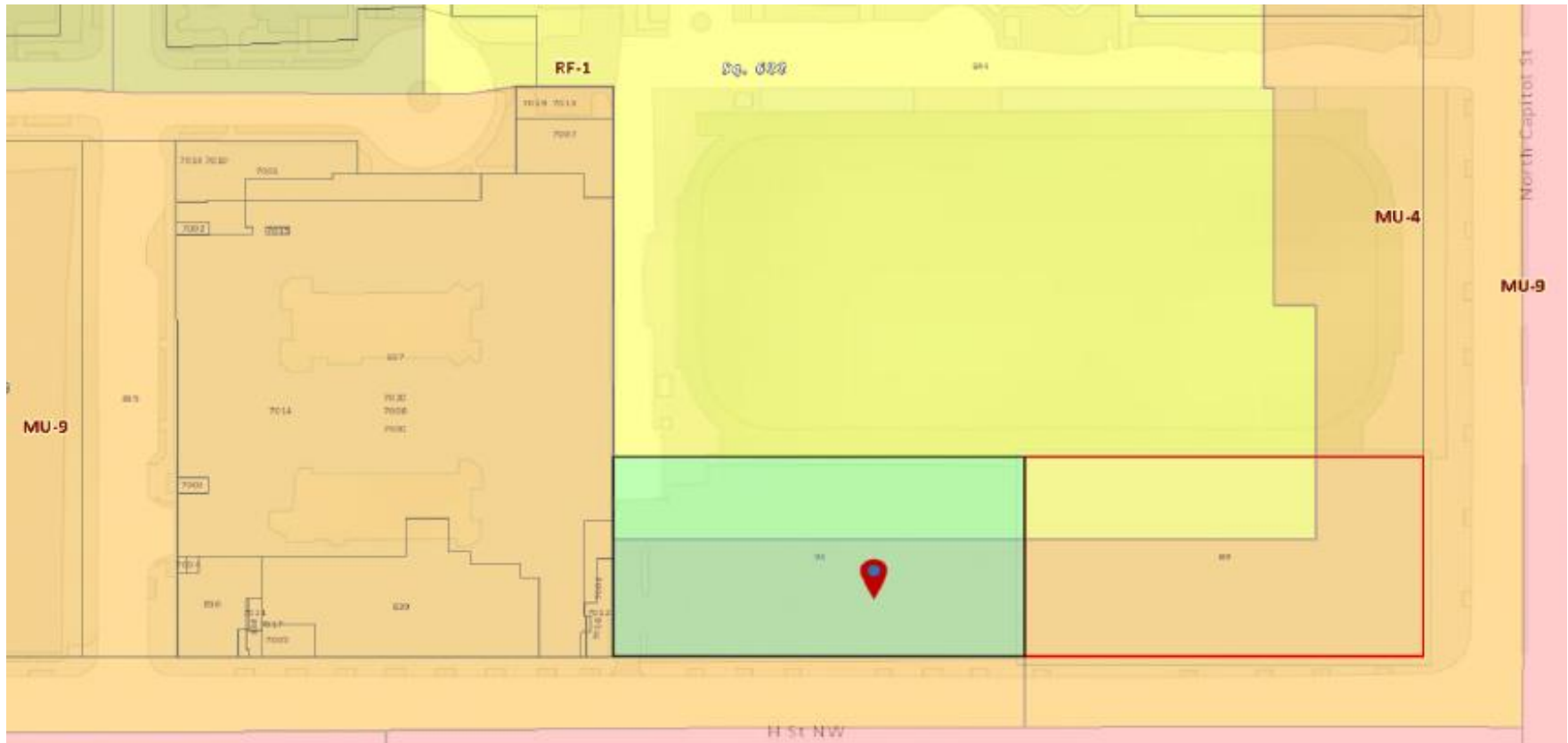
Location: H Street, N.W. between N. Capitol Street and New Jersey Ave.

Case 96-12Z
Exhibit 51

 Area(s) Proposed for Zoning Change From: C-2-A and R-4 to C-3-C



Existing Zoning



* Although the zoning map shows the site split between the MU-9 zone and the RF-1 zone, this is an error. The lot was rezoned in 1996 pursuant to Z.C. Order No. 909-A. As described in Order No. 909-A and the report of the Office of Planning issued in connection with that case (see next page) clearly the full 127-foot depth of lot 93 (then part of Lot 839) was rezoned to the C-3-C Zone District, which is now the MU-9 Zone District.