



**RESOLUTION ADOPTING
A MODIFICATION TO THE URBAN RENEWAL PLAN
FOR THE SHAW SCHOOL URBAN RENEWAL PLAN AREA**

May 5, 2005

WHEREAS, pursuant to Section 6(b) of the District of Columbia Redevelopment Act of 1945, as amended (hereinafter “Redevelopment Act”), an Urban Renewal Plan for the Shaw School Urban Redevelopment Area (hereinafter “Urban Renewal Plan”) was adopted on January 9, 1969, by the National Capital Planning Commission (hereinafter “Commission”) and approved on January 28, 1969, after public hearing thereon, by the District of Columbia Council (hereinafter “Council”);

WHEREAS, certain modifications to the Urban Renewal Plan have previously been adopted by the Commission and approved, after public hearings thereon, by the Council;

WHEREAS, a further modification to the Urban Renewal Plan is necessary to better utilize Disposition Lots 26, 33, and 42 to maximize development opportunities consistent with more recent planning documents and current zoning to promote economic development, including additional jobs and increases in the tax base, for the District of Columbia; and

WHEREAS, such modification is not inconsistent with the Comprehensive Plan for the National Capital.

BE IT RESOLVED that, pursuant to Sections 6(b) and 12 of the Redevelopment Act, the Commission adopts the following modifications to the Urban Renewal Plan:

1. Modify Section 634.01 of the Shaw School Urban Renewal Plan by deleting any references to the following lot:

Disposition Lot 26 – Square 419

2. Modify Section 632.01, Section 632.17, Section 632.51 and Section 632.61 of the Shaw School Urban Renewal Plan by deleting any references to the following lot:

Disposition Lot 33 – Square 441

3. Modify Section 634.01, Section 634.15, Section 634.16, and Section 634.61 of the Shaw School Urban Renewal Plan by deleting any references to the following lot:

Disposition Lot 42 – Square 442
(1705-7 7th Street, NW and 637 Rhode Island Avenue, NW)

Add new Sections to read as follows:

633.00 Mixed Use – Medium Density

633.10 The following Disposition Lots are designated as Mixed Use Medium Density areas, as shown on Maps No. 2 (General Land Use Plan) and No. 5 (Land Disposition), and shall be developed for office, retail and housing:

Disposition Lot 26 – Square 419

Disposition Lot 33 – Square 441

Disposition Lot 42 – Square 442 (1705-7 7th Street, NW and 637 Rhode Island Avenue, NW)

633.20 Height

633.30 The height of the buildings shall not exceed 65 feet.

633.40 Lot Occupancy

The total building area shall not exceed 80% of the Lot area.

633.50 Floor Area Ratio

The maximum permitted floor area ratio (FAR) shall not exceed 4.5 for residential use and a maximum 1.5 FAR for other permitted uses.

633.60 In addition Lot 42, 637 Rhode Island Avenue, shall be developed as singled family residential uses (including detached, semi-detached, row dwellings, and flats), churches and public schools with a minimum lot width of 18 feet, minimum lot area of 1,800 square feet and a maximum lot occupancy of 60% for row dwellings, churches and flats, a minimum lot area of 3,000 square feet for semi-detached structures a minimum lot width of 40 feet and a minimum lot area of 4,000 square feet and 40% lot occupancy for all structures and a maximum height of 3 stories, 40 feet.

633.70 These requirements may be modified to incorporate any additional or amended requirements that may be applied to Lots 26, 33, and 42 through the District of Columbia zoning amendment process.

4. Map No. 2, "General Land Use Plan", is modified as shown on the General Land Use Plan Map dated May 5, 2005, NCPC Map File No. 31.20(14.00)41591.
5. Map No. 5 "Disposition Lots", is modified as shown on the Disposition Lots Map dated May 5, 2005, NCPC Map File No. 31.20(14.00)41591.