

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

July 7, 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 12, 17A, 20, 22, 23, 36, 40, 44, and 45 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:

The Urban Renewal Plan is modified to include the following parcels:

Square 394 (lot 60) – 1850 8th Street, NW as Disposition Lot 44; and
Square 513 (lot 132)- 1220 4th Street, NW as Disposition Lot 45

- Section 631.00 is modified to delete references to the following lot:

Disposition Lot 20 – Square 239

- Section 632.01, Section 632.17, Section 632.51, and Section 632.61 are modified to delete references to the following Lots:

Disposition Lot 22 – Square 447
Disposition Lot 23 - Square 399
Disposition Lot 40 - Square 445

- Section 635.01, Section 635.12, Section 635.13, Section 635.14, Section 635.20, Section 635.30, and Section 635.40 are modified to delete references to the following Lots:

Disposition Lot 12 – Square 364
Disposition Lot 17A – Square 522
Disposition Lot 36 – Square 363

New Sections are added to the Shaw Urban Renewal Plan as follows:

638.00 Mixed Use – Low Density

638.10 The following Disposition Lots are designated as Mixed Use Low Density areas, as shown on Map No. 2 (General Land Use Plan) and No. 5 (Land Disposition), and shall be developed for all kinds of office, retail and residential uses:

Disposition Lot 23 – Square 399
Disposition Lot 40 – Square 445

638.20 Height

The height of the buildings shall not exceed 50 feet.

638.30 Lot Occupancy

The total building area shall not exceed 60% of the lot area.

638.40 Floor Area Ratio

The maximum permitted floor area ratio (FAR) shall not exceed 2.5 for residential and 1.5 FAR for other permitted uses.

638.50 These requirements may be modified to incorporate any additional or amended requirements that may be applied to Lots 23 and 40 through the District of Columbia zoning amendment process.

639.00 Residential – Low Density

639.10 The following Disposition Lots are designated as Residential Low Density areas, as shown on Map No. 2 (General Land Use Plan) and No. 5 (Land Disposition),

and shall be developed for all kinds of office, retail and residential uses as more specifically described in 639.20 – 639.50 below:

Disposition Lot 12 – Square 364
Disposition Lot 17A – Square 522
Disposition Lot 20 – Square 239
Disposition Lot 22 – Square 447
Disposition Lot 36 – Square 363
Disposition Lot 44 – Square 394
Disposition Lot 45 – Square 513

639.20 Permitted Uses

Lots 12, 17A, 20, 36, 44, and 45 shall be developed as single-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 width of 30 feet and a minimum lot area of 3000 square feet for semi-detached structures, a minimum lot width of 40 feet and a minimum lot area of 4000 square feet and 40% lot occupancy for all other structures; and a maximum height of three (3) stories / forty (40) feet.

639.30 In addition, Lot 22, shall be developed as single-family dwellings, flats, and apartment buildings, to a maximum lot occupancy of 60%, a maximum FAR of 1.8, and a maximum height of 50 feet.

639.40 Disposition Lots 12, 17A, 20, 22, and 36 are challenging and difficult to build on and shall have the potential to be assembled with the adjacent lots. After the assembly, these Disposition Lots shall be adequately developed with suitable land use appropriate for the site and the neighborhood.

639.50 These requirements may be modified to incorporate any additional or amended requirements that may be applied to Lots 12, 22, 44, and 45 through the District of Columbia zoning amendment process.

Map 2 - The General Land Use Plan will be changed so that the land use shown for all disposition lots will be either low density residential uses or mixed uses.

Map 5 – The Disposition Lots on the Land Disposition map will be changed so that the affected lots would be shown as either low density residential uses or mixed uses.