

Map No. 5 of that Plan, officially proposed an area wide zoning scheme which was adopted by the Zoning Commission, February 12, 1974, by Order No. 87. (NCPC was the City Planning Comm. at that time).

That order amended the zoning for the area to what now exists. **The zoning capacities were considered as the maximum the transportation system can accommodate (Streets & Metro).**

Government of the District of Columbia
ZONING COMMISSION



STATEMENT OF REASONS

(ZONING COMMISSION ORDER NO. 87)

FRIENDSHIP HEIGHTS

As a result February 12, 1974 ay has issued
Order No. 87 effecting the rezoning of the Friendship Heights area.

The rezoning carries out the following objectives:

- (1) protection of stable residential areas adjacent to the plan boundaries by concentrating intensive commercial development at the intersection of Western and Wisconsin Avenues where there will be immediate access to the Friendship Heights Metro Station;
- (2) controlling commercial and residential development within the plan area at a level consistent with the traffic capacity of the main arterial and feeder streets within the plan area;
- (3) rezoning certain property south of the intersection of Wisconsin and Western Avenues to a mixture of commercial and residential to encourage the development of apartments as well as neighborhood commercial facilities;
- (4) rezoning certain areas on the periphery of the plan area to medium density residential in order to provide a buffer between the high density commercial and mixed use portions of the plan area and the surrounding low density residential community.

“[R]ezoning carries out the following objectives: ...

protection of stable residential areas ...

controlling ... development within the plan area at a level consistent with the traffic capacity [on] feeder streets ...

to provide a buffer between the high density commercial and mixed use portions of the plan area and the surrounding low density residential community.