



ANC 6B

Capitol Hill / Southeast

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703 D Street, SE
 Washington, DC 20003
 202.543.3344
 FAX 202.543.3507

January 12, 2011

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Chairperson
Neil Glick
 Vice Chairperson
Ivan Frishberg
 Secretary
Jared Critchfield
 Treasurer
Carol Green
 Parliamentarian
Brian Flahaven

Zoning Commission
 Office of Zoning
 C/o Sharon Schellin
 441 4th Street, NW - Suite 220
 Washington, DC 20001

Re: ZC Case # 08-06, Comprehensive Zoning Regulation Review: Subtitle J: Production, Distribution, and Repair

Dear Chairman and Board Members:

At a regularly called and properly noticed meeting on January 12, 2011, with a quorum (6 being a quorum) present, ANC 6B voted unanimously (10-0) to support, in general, the Zoning Commission's proposals in the Setdown Report.

Complicating 6B's analysis of this particular zoning review is that, while 6B contains three sections currently zoned industrial, these are slated to be converted into other non-industrial zones according to the Comprehensive Plan Future Land Use map of June 2007 (see table below). The only areas of 6B that are designated as PDR zones in the Future Land Use map are the strips along the SE/SW Freeway and CSX rail tracks.

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Industrial Zones Areas in 6B	Current Zone	Proposed PDR nomenclature	Comp Plan Future Land Use Map
Squares 956 and 952 (which includes Virginia Avenue Park)	C-M-1	P-1-A-1	Mixed Use: Low Density Commercial/* But, Virginia Avenue Park is designated as Parks, Recreation, and Open Space.
Triangle area bounded by 12 th Street SE (west), Freeway (north), Water Street SE (south)	M	P-5-C-1	Mixed Use: Medium Density Commercial/*
Area containing the Capitol power plant and Garfield Park	C-M-1	P-1-A-1	Federal (power plant) and Parks (Garfield)

ZONING COMMISSION
 District of Columbia

CASE NO. 08-06

EXHIBIT NO. 118

*Not clear on the map what the other component of the "mix" might be.

ZONING COMMISSION
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ZC # 08-06, Subtitle J
January 12, 2011
Page 2

However, the Commission feels that it is important at this stage of the review to remind the Zoning Commission of these pending map amendments.

The Commission looks forward to reviewing the future text amendments for Subtitle J that the Office of Planning intends to submit.

Please notify the Commission if you have any questions or comments.

Sincerely,


Neil Glick
Chair, ANC 6B

CC: Jennifer Steingasser
Office of Planning