F. L. Greene Associates, L.L.C.

Real Estate Consultants
Public/Private Sector Advisors

Suite 503
1411 K Street, N.W.
Washington, D.C. 20005
Phone: 202/393-2515
FAX: 202/783-1045

February 28, 2000

'00 FEB 29 P3:12

Mr. Anthony Hood
Chairman
DC Zoning Commission
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: Request for a Map Amendment
Square 701

Dear Mr. Hood:

Attached is a zoning petition requesting that the lots listed below be rezoned from its existing classification, C-M-2, Commercial-Light Manufacturing, to C-3-C, Major Business and Employment, undertaken on behalf of Willco Construction Company and various other property owners in the square. The proposed change would apply to lots 33-41, 48, 49, 50-61, 98-100, 103-105, 131, 132-136, 144,145, 146-147, 155-156, 157-160, 161, 167, 815, 816, 817, 818, 822, 823, 824, and 828-830. Because the above lots represent a vast majority of the lots contained in Square 701, we are requesting that the entire Square be rezoned to C-3-C.

The subject area is immediately adjacent to the Southeast Federal Center and the Navy Yard Metrorail Station. The Comprehensive Plan proposes that the area provide medium-high density commercial and high density residential. The requested C-3-C zoning is not inconsistent with the Comprehensive Plan for reasons contained in this submission.

We urge the Commission to act with all due speed on this application as the Petitioner is ready to begin development.

Should you have any questions, please free to contact me on 202-393-2515.

Kind regards,

Fred L. Greene

Enclosure

cc: Richard Cohen
Willco Construction Company

ZONING COMMISSION
District of Columbia

Case 00-06

Exhibit 1

ZONING COMMISSION
District of Columbia
CASE NO.00-06
EXHIBIT NO.1

PETITION FOR MAP CHANGE

SQUARE 701

I. BACKGROUND

Site Description. This petition covers a majority of Square 701, which is bounded by M Street, SE to the north; First Street, SE to the east; N Street, SE to the south; and Half street, SE to the west. Specifically, it addresses Lots 131 & 823; Lots 132 thru 136; Lot 161; Lot 822; Lots 33 thru 41; Lots 146 & 147; Lot 824; Lot 48, Lots 49 & 157 thru 160; Lots 103 thru 105; Lot 815; Lots 50 thru 61, 816, 817 & 828 thru 830; Lots 98 thru 100 & 145; Lot 144; Lot 167; Lot 818; and Lots 155 & 156. The site is immediately adjacent to the Southeast Metrobus Garage, and it has direct access to the Navy Yard/Southeast Federal Center Metrorail Station. It consists of a variety of commercial and warehousing buildings, most of which are physically and functionally obsolete. Additionally, there are a few remaining scattered residential structures, most of which are vacant, abandoned and badly deteriorated. A plat is attached.

The site is currently zoned C-M-2, Commercial-Light Manufacturing District. An excerpt from the DC Zoning Map is attached.

II. PROPOSED MAP CHANGE AND RELEVANT COMPREHENSIVE PLAN RATIONALE

This petition proposes to change the existing zoning from C-M-2 to C-3-C, Major Business and Employment Centers. The major rationale for this change is the District of Columbia Comprehensive Plan and its Generalized Land Use Map Element. Square 701 is designated as medium-high density commercial and high density residential.

The proposed C-3-C for Square 701 is consistent with the goal to achieve a balance of uses within the Buzzard Point/Capitol Gateway area. First, the commercial land use category "medium-high" is translated by the Executive and DC Council as meaning a density range of 4.0-6.5 FAR(see attached excerpt from report of the Committee of the Whole on the Comprehensive Plan Amendment Act of 1989). The matter of right FAR of the C-3-C zone is 6.0.

Second, the area as a whole has a number of important assets that will facilitate future development. While currently in decline and underutilized, the area will benefit from several important locational assets and amenities. It is less than one mile from the US Capitol complex, a major employment generator. Public and private agencies or firms needing to relate to the US

Congress or the Supreme Court might find Square 701, and the area in its vicinity, a convenient location. The Navy Yard and the Southeast Federal Center are other nearby existing and projected major employment centers that are and will be attractive to firms needing to relate to them.

Third, the Navy Yard Metrorail station provides the area with fast, clean and efficient accessibility to and from other parts of the city and the region. **Square 701 has an entrance to the Navy Yard Metrorail station, located within the northwest quadrant of the Square.** This allows for greater accessibility than most squares within the area, and the potential for joint development with WMATA, if feasible. Also, South Capitol Street and the Southeast Freeway provide vehicular access via major arterial streets from other parts of the city and region.

Fourth, the presence of large areas of vacant and underutilized land means that, when market conditions are right, development can occur relatively quickly and with only limited displacement of existing businesses. The growth that occurs will likely be largely **net new businesses and jobs** for the District of Columbia.

Finally, this proposal is not inconsistent with the Comprehensive Plan goal to achieve a mixed use environment in the Buzzard Point/Capitol Gateway area. The achievement of such an environment depends heavily upon new commercial growth in the area that attracts jobs and people desiring to live close to work. The area's perception must change before it becomes attractive as a living environment. The combination of increased commercial development at appropriate locations and an improvement in the area's infrastructure overall will set the foundation for a livable environment, and create the market for housing and related support uses.

DEVELOPMENT OPPORTUNITY AREA

Square 701 is located within a Development Opportunity Area as designated by the Comprehensive Plan. The Plan describes a development opportunity area as " areas that offer opportunities to accommodate new growth and development."(Section 1118.3 of the Comprehensive Plan Amendment Act of 1999). Section 1118.4 further defines a development opportunity area as " areas at or near selected Metrorail stations or major Metrobus interchange points; areas where there is a significant amount of vacant or poorly used land; potential surplus property sites; areas that exhibit potential for successful joint public and private initiatives; areas where development can be used to improve neighborhood quality and stability." The Plan encourages the redevelopment of these areas.

Square 701 responds well to the characteristics of a Development Opportunity Area as described above. The Comprehensive Plan recognizes the significance of commercial development on Square 701 as pivotal to the " improvement of the local neighborhood quality and stability." The Plan also recognizes that Square 701 is within an area of "unrealized employment and economic development potential." From a planning standpoint, the realization of this economic development potential is better encouraged and built where there is greater access to Metrorail and/or Metrobus. Square 701 is a logical site for increased commercial

development, because of its Metrorail access. Increased commercial development on Square 701, and the resultant increased in employment in the area, will provide the impetus for improved neighborhood quality and stability within the area of the site over time.

Development of Square 701 as a Major Business and Employment Center, as defined under the C-3-C zone district, represents a major opportunity for the District in terms of increased jobs, payroll and taxes, especially in the Capitol Gateway and Buzzard Point area.

PRODUCTION AND TECHNICAL EMPLOYMENT AREA

The Comprehensive Plan designates the area in which Square 701 is located as a Production and Technical Employment(PTE) area, and it encourages the development of this area.. Section 1109.1 of the Plan identifies the objectives of a PTE area as "to encourage growth of centers of high technology, research and development, and to provide for essential support services and nonpolluting production activities." Because of the specialized employment nature of these industries, it is more appropriate and feasible, from a development standpoint, to locate them near Metrorail stations. As mentioned, Square 701 has Metrorail access with fast, clean and efficient service to and from other parts of the city and the region as a whole.

METRORAIL STATION AREA DEVELOPMENT

The Navy Yard Metrorail Station, according to WMATA, has a capacity for approximately 45,000 patrons per day and it is operating at approximately 5,000 per day. This station is operating far below capacity considering the investment of public funds to build it.

The Comprehensive Plan recognizes the need for maximum development at selected metrorail stations like the Navy Yard Metrorail. Section 1134 of the Comprehensive Plan Amendment Act of 1999 sets forth objectives for achieving maximum development. It identifies one objective as "to concentrate planning and development attention on metrorail station areas which offer opportunities for redevelopment and new growth, particularly in those station areas that have large amounts of vacant and poorly utilized land..."

The Navy Yard Metrorail station at Square 701 is poised for this type of treatment as its current land use is characterized by vacant and underutilized structures. It offers the best opportunity for concentrated redevelopment and new growth in an area that is plagued by blight and haphazard land use patterns. The general area has been the subject of several land use and planning studies, including the Anacostia Waterfront Concept Master Plan prepared by Wallace Roberts and Todd in 1988; a planning and zoning proposal submitted by the Buzzard Point Planning Association, Inc. to the DC Zoning Commission in 1989; and the Buzzard Point/Near Southeast Vision 2020 Background Report, prepared by the Office of Planning in 1992. All of these studies recognize the significance of Metrorail Station development as a catalyst for sustained growth and development in the Capitol Gateway area.

Metrorail station area development and the encouragement of increased development around major transportation nodes are not new concepts to urban planners. Major European cities, and progressive US cities alike, have enjoyed success with this concept.

The Zoning Commission has had some discussion on the significance of higher density at Metro Stations. Commissioner Franklin, at a public hearing on the Buzzard Point-Capitol Gateway Overlay District(November 25, 1996), stated "... if you go to Stockholm, the transit planners were the ones who basically planned the city, and you go out of those transit stations, and you find yourself in the high density area, and of course the density steps down the further you get from the transit stations..." At the November 25th hearing and the dialogue that followed at the regular meeting, the Commission seemed to have been persuaded on the arguments for higher commercial, job generating uses at the Navy Yard Metrorail station and on Square 701, and seemed to have leaned towards a conceptual approval of C-3-C zoning around the station area.

III. RECENT COMPARABLE ZONING ACTIONS IN THE AREA

The Zoning Commission has approved two major rezoning cases which are comparable to the action requested by this petition. First, in 1995, the ZC Case No. 95-7(Capitol South), the Commission granted C-3-C zoning to the area immediately north of the subject site. The area is situated generally between M Street on the south; the Southeast Freeway on the north; South Capitol Street on the west; and 2nd and 4th Streets on the east. This area was zoned C-M-1, C-M-2 and C-M-3.

The significance of the Capitol South zoning action is that the planning rationale and conditions that resulted in granting the C-3-C rezoning are similar to those in support of rezoning the Navy Yard Metrorail station and Square 701 to C-3-C. In fact, the Office of Planning recommended, and the Commission approved, C-3-C on the northern entrance(north of M Street) of the Navy Yard Metrorail station, but did not include the southern entrance located on Square 701. A better planning approach would have been to place emphasis on the Metrorail station as a catalyst for spearheading growth and development in the area, with higher density allowed within a defined metrorail station development area. WMATA defined a metrorail station development area as having a radius of 1,500 feet of the station itself.

Second, the Zoning Commission recently approved C-3-C zoning for the Florida Rock property located at 100 Potomac Avenue, SE. This property is less than 1,500 feet south of Square 701. During deliberation on this case, discussions were held on the importance of encouraging two major nodes of high density commercial development as a way to "jump start" employment and economic development opportunity in the area. One involved the C-3-C zoning on the waterfront, and the other was similar density at the Navy Yard Metrorail station area, where conditions were appropriate for maximum employment and economic development opportunities. The planning rationale for this approach was that these two nodes would create the effect of a retail mall development, where developers have had success with locating major

anchors on the opposite end of each other, and thereby encouraging speedy leasing of stores in between. The planning goal of mixed uses, including housing, for this area will be realized as the area attracts a critical mass of commercial development and employment generating opportunities to create a demand for such uses.

IV. REQUEST FOR EXPEDITED CONSIDERATION

The Petitioner is ready to complete land assemblage and develop Square 701 under the C-3-C zoning requirements. Currently, market conditions within the area are strong for a business and employment center with supportive retail and related uses. We are prepared to take advantage of the market today, and develop a mixed use commercial center on Square 701 at the Washington Navy Yard Metro Station.

V. SUMMARY

The ability to attract development to Square 701 will be a positive step forward towards improving "neighborhood quality and stability" within the Capitol Gateway area. The development of Square 701 is pivotal to the success of this area , and it represents an instance where commercial development can increase the availability of jobs to a segment of the city that has been neglected. The economic benefits of the decision to allow maximum development opportunity at this site are substantial in terms of increased jobs, payroll and taxes to the District, and the benefit of improving the quality of life in this area. The opportunity for a mixed use environment that attracts people to live and recreate in the area of Square 701 will be realized much quicker with full development of the metrorail station area. The Petitioner would like to assist the District to realize this opportunity at no cost to District taxpayers.


R-5-B
C-3-C
C-3-A
M
C-M-1
C-M-2
R-5-B
R-4
R-5-D
C-M-2
M
W-1
W-3
WASHINGTON NAVY YARD
VICTORY BRIDGE
CANAL
POTOMAC
FORT McNAIR
AVENUE
CAPITOL
DELAWARE
CANAL
WATER
2ND
3RD
4TH
HALF
ST
AVE

Council of the District of Columbia
Report

District Building 14th and E Streets, N.W. Washington, D.C. 20004 724-8000

To: Members of the Council of the District of Columbia

From: David A. Clarke, Chairman, Committee of the Whole

Date: October 3, 1989

Subject: Bill 8-2, District of Columbia Comprehensive Plan Amendments Act of 1989

The Committee of the Whole, to which Bill 8-2, District of Columbia Comprehensive Plan Amendments Act of 1989, was referred, reports favorably on the bill as amended and recommends its adoption by the Council of the District of Columbia.

Statement of Purpose and Effect

Bill 8-2 amends the Land Use Element of the Comprehensive Plan, including map amendments that resulted from the ward planning process, and requires the preparation of updated ward plans based upon these amendments and upon the public hearing record on this legislation.

Bill 8-2 also provides several new mechanisms for facilitating implementation of the Comprehensive Plan and for ensuring community input in this process, including clarified emphasis of the home rule charter requirement that zoning shall not be inconsistent with the Comprehensive Plan, and codification of existing large tract review procedures to assure that issuances of building permits are not inconsistent with the Land Use Element of the Comprehensive Plan. Further requirements include: periodic submission by the Mayor of proposed amendments to the Comprehensive Plan; more detailed biennial progress reports, including a listing and schedule of the implementation actions not yet completed; public hearings by the executive branch and review and approval by the legislative branch of revised ward plans and small area action plans; and changes in the design and format of the generalized land use maps, including the inclusion of a street grid, to improve the readability and understanding of the adopted policies.

In addition, 8-2 amends the General Provisions, Economic Development, Housing, Environmental Protection, Transportation, Public Facilities, Urban Design, Preservation and Historic Features, and Human Services Elements adopted by the District of Columbia Comprehensive Plan Act of 1984.

would not become a part of the Comprehensive Plan but instead would be illustrative of Maps 1 through 4, dated September 1985, which are the adopted maps accompanied by textual amendments to the maps. This process is the same as was conducted in 1985, when the Land Use Element was first enacted by adopting the September 1984 map with textual changes in the Land Use Element. The Committee emphasizes that the previously enacted textual changes to the September 1984 maps are now being enacted in Bill 8-2 as part of the 1985 map, and the exclusion of the 1985 textual descriptions from the amendment in the nature of a substitute is not intended to diminish in any way the land use policies for areas that had previously been described textually rather than cartographically.

Although the language in Bill 8-2 adopting amendments to the September 1985 maps includes specific references to streets, blocks, and intersections, the maps are intended to remain generalized. Bill 8-2, like the original land use enactment, includes these specific descriptions because they are the only way that the legislative body can give sufficient direction to the cartographers who must prepare the revised maps, with which zoning shall not be inconsistent.

The executive branch has maintained, and the Committee agrees, that since the land use maps of the Comprehensive Plan are generalized, they cannot be directly translated into existing zoning districts and zoning density ranges. The Zoning Regulations of the District of Columbia are codified in title 11 of the District of Columbia Municipal Regulations. The Zoning Regulations include maps, which divide the District into various zoning districts. The Zoning Regulations also include a lengthy text, which contains restrictions on the use, height, area and density of private development for each of the zoning districts and requirements for parking, loading planned unit developments, and overlay districts.

Nonetheless, the Committee notes that the executive branch has used certain guidelines as a starting point for matter-of-right development in determining the appropriate zoning districts and density ranges required by the designated categories on the Comprehensive Plan's land use maps. The Committee supports the use of guidelines, which are set forth in the chart on the following page, and has recommended enactment of density ranges for land use categories in both the text and on the maps of the Comprehensive Plan. Although the Committee agrees with the emphasis by the executive branch that other plan elements and localized constraints and opportunities must still be analyzed in arriving at a specific zoning recommendation, the Committee has adopted a provision within the amendment in the nature of a substitute that the Land Use Element should be given greater weight than other elements of the Comprehensive Plan, because the Land Use Element integrates the policies and objectives of all other District elements. Thus, the inclusion of allowable density ranges significantly clarifies the intent of the four generalized land use maps in determining physical development in the District.

LAND USE CATEGORY	DENSITY RANGES
Residential	
Low	0-15 units per acre
Moderate	16-48 units per acre
Medium	49-90 units per acre
High	91 + units per acre
Commercial	
Low	Less than 1.0 FAR*
Moderate	1.0 - 2.0 FAR*
Medium	2.0 - 4.0 FAR*
Medium-High	4.0 - 6.5 FAR*
High	More than 6.5 FAR*

(* FAR means the range of permitted commercial floor area ratio under matter-right-zoning; numbers listed do not include maximum permitted residential floor area ratio, nor do they include the additional commercial floor area ratio permitted under planned unit development guidelines of the Zoning Regulations).

(40) The amendment in the nature of a substitute also establishes a new title 12 of the Comprehensive Plan, which includes enacted ward plans as part of the Comprehensive Plan. The Committee Print includes enactments of ward plans for Wards 1 and 2, proposed by their respective Councilmembers, and reserves space for future enactments of ward plans for other wards. As indicated in section 3 of the legislation, adopted ward plans are intended to provide supplemental guidance to the Zoning Commission and other agencies in carrying out the policies of the Comprehensive Plan at the ward level.

Section 3 adopts several conforming amendments to those provisions of the District of Columbia Comprehensive Plan Act of 1984 and of the District of Columbia Comprehensive Plan Act of 1984 Land Use Element Amendment Act of 1984 which are outside of the elements of the Comprehensive Plan.

The conforming amendments track several requirements upon the Mayor that are contained in the elements of the Plan, including:

(1) the requirement to transmit 4 generalized land use maps to the Council for approval within 90 days of the effective date, which are illustrative of the requirements of the amendment in the nature of a substitute;

(2) the requirement to provide the Council with detailed biennial progess reports on Comprehensive Plan implementation;

(3) the requirement to propose amendments to the Comprehensive Plan on a periodic basis (the Committee Print prescribes at least once every two years);

(4) the requirement to review the consistency of building, construction, and public space permits, for projects that are subject to the large tract review process, with the land use element of the Comprehensive Plan, and, where inconsistency is found, to propose zoning amendments to eliminate the

1236-1238 Half Street, L.P.

October 27, 1999

To whom it may concern,

I represent the ownership of Lots 146 and 147 in Square 701 in the District of Columbia. I hereby give consent to filing for a zoning change from C-M-2 or BP/CR to C-3-C, Commercial District for that Property.

Thank you for your consideration.

Sincerely,

Steven B. Gewirz, Partner
1236-1238 Half Street, L. P

October 18, 1999

To Whom It May Concern:

We are the owners of property in square 701 of the District of Columbia, Washington, D.C. We give consent to filing for a zoning change from C-M-2 or BP/CR to C-3-C Commercial District for property at 50-68 N Street, S.E. Lot 167, Square 701.

Thank you for your consideration.

Kind regards,

Samuel Ulanow
Blanche Ulanow
11420 Strand Drive 2B-113
Rockville, Maryland

RICHARD S. COHEN

October 19, 1999

To Whom It May Concern:

I am the owner or the guardian of property in Square 701 of the District of Columbia, Washington, D.C. I give consent to filing for a zoning change from C-M-2 or BP/CR to C-3-C, Commercial District for property at the following lot numbers:

48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61 and
131, 155, 156, 157, 158, 159, 160, 816, 817, 823, 828, 829, and 830.

Thank you for your consideration.

Kind regards,

William Charles Cohen

BY: Richard S. Cohen

cc: Jeffrey Cohen
square701101999

MEISEL & COHEN PROPERTIES

Barry S. Cohen

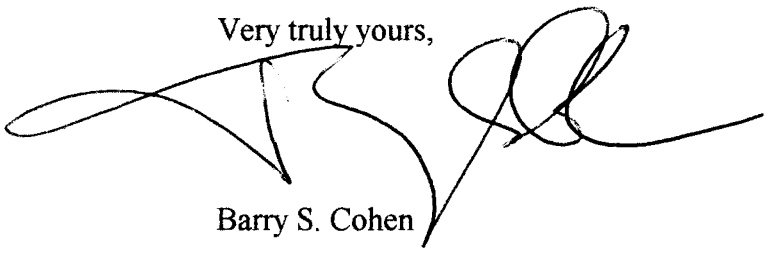
October 13, 1999

TO WHOM IT MAY CONCERN:

I am the owner or the guardian of property in Square 701 of the District of Columbia, Washington, DC. I give consent to filing for a zoning change from C-M-2 or BP/CR to C-3-C, Commercial District, for my property at Lot 824, Square 701.

Thank you for your consideration.

Very truly yours,



Barry S. Cohen

BSC"mrp

Suite 700 • 6000 Executive Boulevard, Rockville, Maryland 20852 • 301 881-7800 • FAX 301 881-0546

F. R. S. LIMITED PARTNERSHIP

KEVIN P. FAY, AGENT

51 Monroe Street, Suite 1401
Rockville, Maryland 20850
(301) 424-8800

October 6, 1999

To Whom It May Concern:

F. R. S. Limited Partnership is the owner of property in Square 701 of the District of Columbia, Washington, D. C. The partnership gives its consent to filing for a zoning change from C-M-2 or BP/CR to C-3-C, Commercial District for the property located at 1263 First Street, S.E., Washington, D.C., also known as Lot 818 in Square 701.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

F. R. S. LIMITED PARTNERSHIP

Kevin P. Fay, Agent

HALF STREET LIMITED PARTNERSHIP

KEVIN P. FAY, AGENT

51 Monroe Street, Suite 1401
Rockville, Maryland 20850
(301) 424-8800

October 6, 1999

To Whom It May Concern:

Half Street Limited Partnership is the owner of property in Square 701 of the District of Columbia, Washington, D. C. The partnership gives its consent to filing for a zoning change from C-M-2 or BP/CR to C-3-C, Commercial District for the property located at 1242, 1244 and 1246 Half Street, S.E., Washington, D.C., also known as Lots 103, 104 and 105 in Square 701.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

HALF STREET LIMITED PARTNERSHIP

Kevin P. Fay, Agent

John D. Van Wagoner
8554 Georgetown Pike
McLean, Virginia 22102

October 13, 1999

TO WHOM IT MAY CONCERN:

I am the owner of property in Square 701 of the District of Columbia, Washington, DC I give consent to filing for a zoning change from C-M-2 or BP/CR to C-3-C, Commercial District, for property at 1201 Cushing Place, S.E., Lot #0161.

Thank you for your consideration.

Kind regards,

John Van Wagoner

TO WHOM IT MAY CONCERN:

We are the owners of Lot 822 in Square 701 of the District of Columbia, Washington, D.C. We give consent to the filing for a zoning change from C-M-2 or BP\CR to C-3-C, Commercial District, for our property, Lot 822.

Bernard J. Young, Trustee

N. Alfred Pasternak, Trustee

October 6, 1999

The Abraham Goldberg Trust
P.O. Box 59501
Potomac, Maryland 20859-9501

Tel. 301-365-8618 **Fax 301-365-2907**

October 14, 1999

TO WHOM IT MAY CONCERN:

I am the guardian of property in Square 701 of the District of Columbia, Washington, D.C. I give consent to filing for a zoning change from C-M-2 or BP/CR to C-3-C, Commercial District, for property at 1241 and 1243 Cushing Place, S.E. (Lot 815).

Sincerely,

Bettie Lee Goldberg, Trustee

FLOYD E. DAVIS COMPANY
1629 K STREET, NORTHWEST
WASHINGTON, D.C. 20006

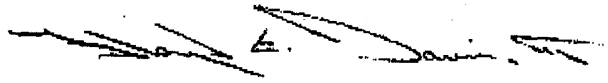
October 19, 1999

TO WHOM IT MAY CONCERN:

I am the owner or the guardian of property in Square 701 of the District of Columbia, Washington, DC. I give consent to filing for a zoning change from C-M-2 or BP/CR to C-3-C, Commercial District, for the following lots in Square 701: 33, 34, 35, 36, 37, 38, 39, 40, 41, 132, 133, 134, 135, 136.

Thank you for your consideration.

Sincerely,



Floyd E. Davis, III

October 18, 1999

To Whom It May Concern:

We are the owners of property in square 701 of the District of Columbia, Washington, D.C. We give consent to filing for a zoning change from C-M-2 or BP/CR to C-3-C Commercial District for property at 50-68 N Street, S.E. Lot 167, Square 701.

Thank you for your consideration.

Kind regards,

Samuel Ulanow
Blanche Ulanow

Samuel Ulanow
Blanche Ulanow
11420 Strand Drive 2B-113
Rockville, Maryland

WELCH FAMILY LTD. PARTN.
1422 K ST. N.W. SUITE 822
WASH., DC 20006

Oct 13, 1999

Re: Square 701 S.E. Wash D.C.

Lots Owner: 98, 99, 100, 144 and 145

Lots Rented: 101, 102, 103, 104, 105 and 818

We have owned and rented property in this square in excess of twenty years. During this period, in spite of the construction of a sub-way stop, the square and area stagnates. It needs to be more favorable zoned.

It is accordingly strongly recommended square 701 be rezoned C3 3.

Kenneth J. Welch
General Partner

Richard
from
Ken Welch

WELCH FAMILY LTD. PARTN.
1422 K ST. N.W. SUITE 602
WASH., DC 20005

Oct 13, 1999

Re: Square 701 SE Wash D.C.

Lots Owned: 98, 99, 100, 144 and 145

Lots Rented: 101, 102, 103, 104, 105 and 818

We have owned and rented property in this square in excess of twenty years. During this period, in spite of the construction of a sub-way stop, the square and surrounding area stagnates. It needs to be more favorable ~~zoned~~ and be made a "receiving area". It is accordingly strongly recommended square 701 be zoned C3C and designated a receiving zone.

Kenneth J Welch
General Partner

Z.C. Form #1 (6-94)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations request is hereby made for an amendment to the Zoning Map as follows:

Square No.	Lots Nos.	Existing Zoning	Requested Zoning
701	33-41	C-M-2	C-3-C
701	48	C-M-2	C-3-C
701	49	C-M-2	C-3-C
701	50-61	C-M-2	C-3-C
701	98-100	C-M-2	C-3-C
701	103-105	C-M-2	C-3-C

Address or description of the premises: The premises consist of underutilized warehouse, retail, and scattered residential uses. Some are vacant, abandoned and badly deteriorated.

Area of the site: _____ square feet or acres.

Baist Atlas No. _____, Page _____.

The above information and attached documents are true to the best of my knowledge.

See Attached
Owner's Signature

Date

Owner's Printed Name

Person to be notified of all actions:

Fred L. Greene
Name

202-393-2515
Telephone Number

FL Greene Associates, LLC
1411 K Street, NW, Suite 503
Washington, DC 20005
Address

Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____

Z.C. Case No. _____

Z.C. Form #1 (6-94)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form please see the instructions on the reverse side.
Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations request is hereby made for an amendment to the Zoning Map as follows:

Square No.	Lots Nos.	Existing Zoning	Requested Zoning
701	131	C-M-2	C-3-C
701	132-136	C-M-2	C-3-C
701	144	C-M-2	C-3-C
701	145	C-M-2	C-3-C
701	146-147	C-M-2	C-3-C
701	155-156	C-M-2	C-3-C

Address or description of the premises: The premises consist of underutilized warehouse, retail, and scattered residential uses. Some are vacant, abandoned and badly deteriorated.

Area of the site: _____ square feet or acres.

Baist Atlas No. ____, Page ____.

The above information and attached documents are true to the best of my knowledge.

See Attached

Owner's Signature

Date

Owner's Printed Name

Person to be notified of all actions:

Fred L. Greene

Name

202-393-2515

Telephone Number

FL Greene Associates, LLC
1411 K Street, NW, Suite 503

Address

Washington, DC 20005

Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____

Z.C. Case No. _____

Z.C. Form #1 (6-94)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations request is hereby made for an amendment to the Zoning Map as follows:

Square No.	Lots Nos.	Existing Zoning	Requested Zoning
701	157-160	C-M-2	C-3-C
701	161	C-M-2	C-3-C
701	167	C-M-2	C-3-C
701	815	C-M-2	C-3-C
701	816	C-M-2	C-3-C
701	817	C-M-2	C-3-C

Address or description of the premises: The premises consist of underutilized warehouse, retail and scattered residential uses. Some are vacant, abandoned and badly deteriorated.

Area of the site: _____ square feet or acres.

Baist Atlas No. _____, Page _____.

The above information and attached documents are true to the best of my knowledge.

See Attached
Owner's Signature

Date

Owner's Printed Name

Person to be notified of all actions:

Fred L. Greene
FL Greene Associates, LLC
Name 1411 K Street, NW, Suite 503
Washington, DC 20005

Telephone Number

Address

Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____

Z.C. Case No. _____

Z.C. Form #1 (6-94)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form please see the instructions on the reverse side.
Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations request is hereby made for an amendment to the Zoning Map as follows:

Square No.	Lots Nos.	Existing Zoning	Requested Zoning
701	818	C-M-2	C-3-C
701	822	C-M-2	C-3-C
701	823	C-M-2	C-3-C
701	824	C-M-2	C-3-C
701	828-830	C-M-2	C-3-C

Address or description of the premises: The premises consist of underutilized warehouse, retail and scattered residential uses. Some are vacant, abandoned and badly deteriorated.

Area of the site: _____ square feet or acres.

Baist Atlas No. ____, Page ____.

The above information and attached documents are true to the best of my knowledge.

See Attached

Owner's Signature — Date

Owner's Printed Name

Person to be notified of all actions:

Fred L. Greene — 202-393-2515

Name — Telephone Number

FL Greene Associates, LLC
1411 K Street, NW, Suite 503
Washington, DC 20005

Address — Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z.C. Case No. _____

CASE 00-06

EXHIBIT 1

HAS OVERSIZED DOCUMENTS

SEE FILE AT ZONING COMMISSION