Statement of the
National Capital Revitalization Corporation
In Support of Petition In
Zoning Commission Case No. 02-33 (Fort Lincoln Map Amendment)
November 25, 2002

Good Evening Madame Chairperson and Members of the Commission, my name is Simone Goring and I am the Senior Development Director for the National Capital Revitalization Corporation (NCRC). The NCRC is pleased to testify this evening in support of this important zoning map amendment case.

The NCRC is a publicly chartered, entrepreneurial real estate development corporation in the District of Columbia. It promotes real estate development, creates jobs, attracts businesses, enhances the tax base and improves economic opportunities for citizens and businesses, particularly in the District's underserved neighborhoods. The NCRC assumed authority for the Ft. Lincoln parcel, which is the subject of this zoning proceeding, through its subsidiary the Redevelopment Land Agency Revitalization Corporation (RLARC) on January 15, 2002. The RLARC is an economic development company that utilizes its real estate holdings as a key to the revitalization of neighborhoods throughout the District.

The map amendment under consideration by the Zoning Commission in this case will conform the Zoning Map with the Fort Lincoln Urban Renewal Area Plan by establishing a C-2-B zone designation (medium density commercial business center) for the entire site area. The Fort Lincoln Urban Renewal Plan was first adopted by the National Capital

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Exhibit 11
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Planning Commission (NCPC) and the D.C. Council in 1972 and subsequently amended in 1994. The general objectives of the 1972 Urban Renewal Area Plan, as amended, are the "creation of an attractive and racially, socially, economically and functionally inclusive community" in a "physical arrangement of activities and uses which respect the area's environmental character and maximize urban amenities and livability."

As shown in the aerial photograph (Attachment II of the OP Report), the subject site is bounded by New York Avenue, N.E. and the Baltimore – Washington Parkway on the South, South Dakota Avenue and 33rd Place, N.E. on the West, Fort Lincoln Drive, N.E. on the North, and a Parkway exit ramp on the East. The subject site is approximately 43 acres. This site was designated in the Fort Lincoln Urban Renewal Area Plan to be the Retail/Shopping Area in Ft. Lincoln. The general intent of the Urban Renewal Area Plan for the Retail Shopping Area is to "accommodate a concentration of a wide variety of goods, services and supporting facilities serving the daytime and nighttime needs of the Project Area residents and surrounding neighborhoods."

The proposed C-2-B zoning designation will facilitate the development of desired retail, service and parking to address the needs of Ft. Lincoln and other District of Columbia residents. Currently, there are very few retail shopping opportunities for residents in Ft. Lincoln or the surrounding area. The Fort Lincoln Urban Renewal Area Plan allows for approximately 700,000 square feet of floor area devoted to retail/shopping.

The site is currently zoned C-3-C, R-5-D and SP-2. It is not clear from our records how the site came to be "split-zoned" in this manner, but the proposed map amendment would rezone the site to a single C-2-B designation in conformity with Map 3 (the Fort Lincoln Urban Renewal Area Land Use Plan map). The proposed C-2-B zone district designation is consistent with the type ("personal and regional services") and density ("moderate") of retail envisioned under the Urban Renewal Area Plan and by the NCRC.

As you know, the C-2-B zone district allows a maximum building height of 65 feet as opposed to the 90 foot building height allowed under the C-3-C, SP-2 and R-5-D zones. In addition, the Floor Area Ratio (FAR) standard for the C-2-B zone district is a maximum of 1.5 for non-residential uses, whereas the maximum permitted FAR for non-residential uses ranges from 3.5 in the SP-2 zone to 6.5 in the C-3-C zone. Thus, the C-2-B zone is an appropriate zone designation for conforming the site's zoning with the Fort Lincoln Urban Renewal Area Plan.

While the Urban Renewal Area Plan supercedes the Comprehensive Plan, the proposed map amendment will nevertheless achieve conformity with the designation in the Generalized Land Use Map of the District of Columbia Comprehensive Plan of "moderate density commercial" which allows for shopping and service areas that generally provide a much broader range of goods and services as the predominant uses, such as grocery stores, chain drug stores, department stores, some specialty shops and personal service establishments. On the Generalized Land Use Policies Map, Fort Lincoln is designated as a Development Opportunity Area, such areas are designed to

accommodate the District's major growth and development needs. The proposed Zoning Map amendment is consistent with the type and density of uses indicated on Comprehensive Plan maps.

As the members of the Zoning Commission may be aware, under the Fort Lincoln Urban Renewal Area Plan any development project for this site is subject to review by NCRC's subsidiary, RLARC, under section 631 of the Urban Renewal Plan to ensure conformity with the objectives and standards set forth in the Plan. These standards include ensuring that all proposed buildings, structures and other improvements are "of superior architectural merit and expression harmoniously related to surrounding buildings and open spaces." In addition, this project is also subject to review by NCPC under section 5 of the National Capital Planning Act of 1952, as amended.

In closing, I request that the Zoning Commission adopt the proposed map amendment. Thank you for this opportunity to testify. If you have any questions, I am available to respond.

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