RLARC

Mr. Reginald C. Lyons, Sr.
President
Fort Lincoln Civic Association
PO Box 41025
Washington, DC 20018

RECEIVED
D.C. OFFICE OF ZONING
2002 DEC 26 PM 3:13

December 18, 2002

Re: Zoning Commission Case No. 02-33 - Fort Lincoln Map Amendment

Dear Mr. Lyons,

In response to the Zoning Commission's request at the hearing on November 25, 2002 regarding the above referenced matter, we look forward to the opportunity to present and discuss with the Fort Lincoln Civic Association the Ft. Lincoln map amendment proposed at that hearing.

RLARC and the District of Columbia Office of Planning are requesting the approval of a map amendment under consideration by the Zoning Commission, in order to conform the Zoning Map to the amended Fort Lincoln Urban Renewal Plan (URP) for the 43 acres of land designated as the "Retail/Shopping" component of the URP. The map amendment will establish a C-2-B zone designation (medium density commercial business center). 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 current zoning does not allow the entire site to be developed in accordance with the URP. The proposed map amendment would rezone the site to a single C-2-B designation in conformity with the attached URP Land Use Plan map.

The intent of the URP 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 rezone the subject property to make it wholly consistent with the intent of the URP and will be the initial step in our process of facilitating the development of desired retail, services and parking for the residents of Ft. Lincoln and the District as a whole.

We understand that your meeting originally scheduled for December 19, 2002 has been cancelled and that we are invited to attend the January 16, 2003 meeting. We will attend the January meeting and look forward to a productive session. Please call me at 202-530-2472 with any questions. Thank you.

Sincerely,

Simone Goring
Senior Development Director, NCRC

CC: Carole Mitten, Chairman, Zoning Commission
Anthony Hood, Vice-Chair, Zoning Commission
Alberto Bautista, Secretary, Zoning Commission
Joel Lawson, Zoning Officer, Office of Planning
Charles King, Acting Executive Vice-President, RLARC

Zoning Commission
District of Columbia
Case 02-33
Exhibit 17

ZONING COMMISSION
District of Columbia
CASE NO.02-33
EXHIBIT NO.17

LAND USE PLAN

FORT LINCOLN URBAN RENEWAL PROJECT AREA

D.H.C.D. / BUREAU OF COMMERCIAL AND HOUSING DEVELOPMENT

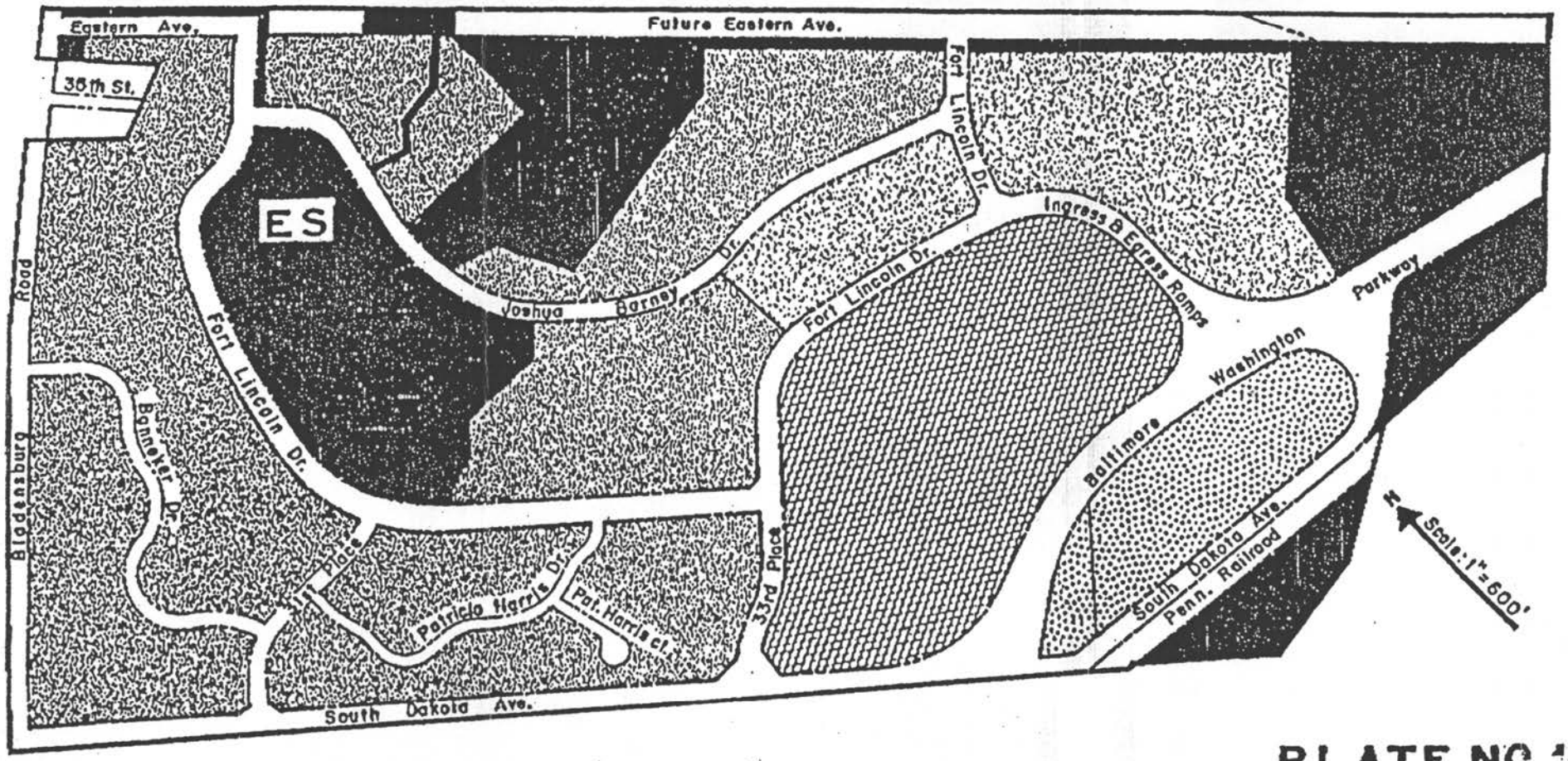


PLATE NO. 1

LEGEND:

- PROJECT AREA LIMIT LINE
- R/W AND-OR PROPERTY LINE
- 20' WIDE FORT PARK TRAIL
- 40' WIDE FORT PARK TRAIL

RETAIL SHOPPING | RESIDENTIAL | OFFICE WAREHOUSE | OPEN SPACE | SERVICE