GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

FURTHER INFORMATION REPORT

Zoning Commission
District of Columbia
Case 02-33
Exhibit 20

DATE: February 07, 2003

TO: District of Columbia Zoning Commission

FROM: Andrew Altman, Director OP

SUBJECT: Final Report for Zoning Commission Case No. 02-33, Zoning Map Amendment to rezone land from C-3-C, R-5-D and SP-2 to C-2-B for Washington Gateway, Fort Lincoln

I. RECOMMENDED ACTION

The Office of Planning (OP) recommends that this application be approved.

II. APPLICATION-IN-BRIEF

Applicant: Office of Planning / NCRC Redevelopment Land Agency Revitalization Corp.

Location: Square 4327, Fort Lincoln Urban Renewal Area
Ward 5; Advisory Neighborhood Commission 5A.

Proposal: An amendment to the Zoning Map to rezone land from C-3-C, R-5-D and SP-2 to C-2-B, to provide for zoning designation conformity with the Fort Lincoln Urban Renewal Area Plan and the Comprehensive Plan Generalized Land Use Map.

III. BACKGROUND – refer to Location Map, Attachment I

This undeveloped site is bordered by New York Avenue NE / the Baltimore - Washington Parkway and Anacostia Park on the south; South Dakota Avenue NE on the west; 33rd Place and Fort Lincoln Drive on the north, and an off-ramp from the freeway on the west. The site is within the Fort Lincoln Urban Renewal Area (FLURA). The FLURA Plan designates the subject site for Retail - Shopping development. FLURA has been partially developed to date, although there is currently no retail development.

The Public Hearing for this case was opened on November 25, 2002. The Zoning Commission adjourned the Hearing until its February 2003 meeting to provide an opportunity for NCRC and OP Staff to attend a community meeting to better explain the proposal.

IV. PROPOSAL

The Fort Lincoln "new town" area that is designated for commercial development is currently zoned C-3-C (high bulk, major business and employment), R-5-D (medium-high density residential), and SP-2 (medium-high density office / residential) (see Attachment II – Existing Zoning). The Office of Planning proposes that the area be zoned C-2-B (medium density community business center) (see Attachment III – Proposed Zoning). The intent is to ensure that the zoning designation corresponds to the FLURA Plan and the Comprehensive Plan Generalized Land Use map.

ZONING COMMISSION
District of Columbia
CASE NO.02-33
EXHIBIT NO.20

V. PLANNING AND ZONING ISSUES

Fort Lincoln Urban Renewal Area Urban Renewal Plan

The FLURA Plan established a 340 acre "new town" site inside District boundaries. The Plan provides for the development of, among other things, up to 700,000 square feet of retail – shopping "*to accommodate a wide variety and range of goods, services and supporting facilities serving the daytime and nighttime needs of the Project Area residents and surrounding neighborhoods*". The Zoning Map amendment is consistent with this objective and with the FLURA plan and land use designations. §631 of the FLURA Plan provides for RLARC review of detailed design drawings to ensure conformity with the objectives and detailed design and use guidelines of the FLURA Plan.

Comprehensive Plan – Attachment IV

The proposed zoning would be consistent with the Generalized Land Use Map designation of the subject site as "moderate density commercial" (shopping and services that generally provide a broad range of goods and services, such as chain drug stores, grocery stores, department stores, specialty shops and person service establishments). The zoning is also consistent with Comprehensive Plan Ward 5 economic objectives to "*enhance and expand the ward's economic activity and employment centers, particularly in the underused industrial and commercial areas*" (§1605.1(a)).

VI. AGENCY COMMENTS

District Agency comments are attached to the OP report dated November 15, 2002. Subsequently received comments from the District Department of Transportation (DDOT) note no objection to the rezoning proposal, which will continue to comply with DDOT strategy to reduce disruption to neighborhoods by the development of the access ramp from New York Avenue and the building of an internal roadway intersection with Fort Lincoln Drive and 33rd Street.

VII. COMMUNITY COMMENTS

The project was presented to ANC 5A on October 23, 2002 and received a recommendation of approval.

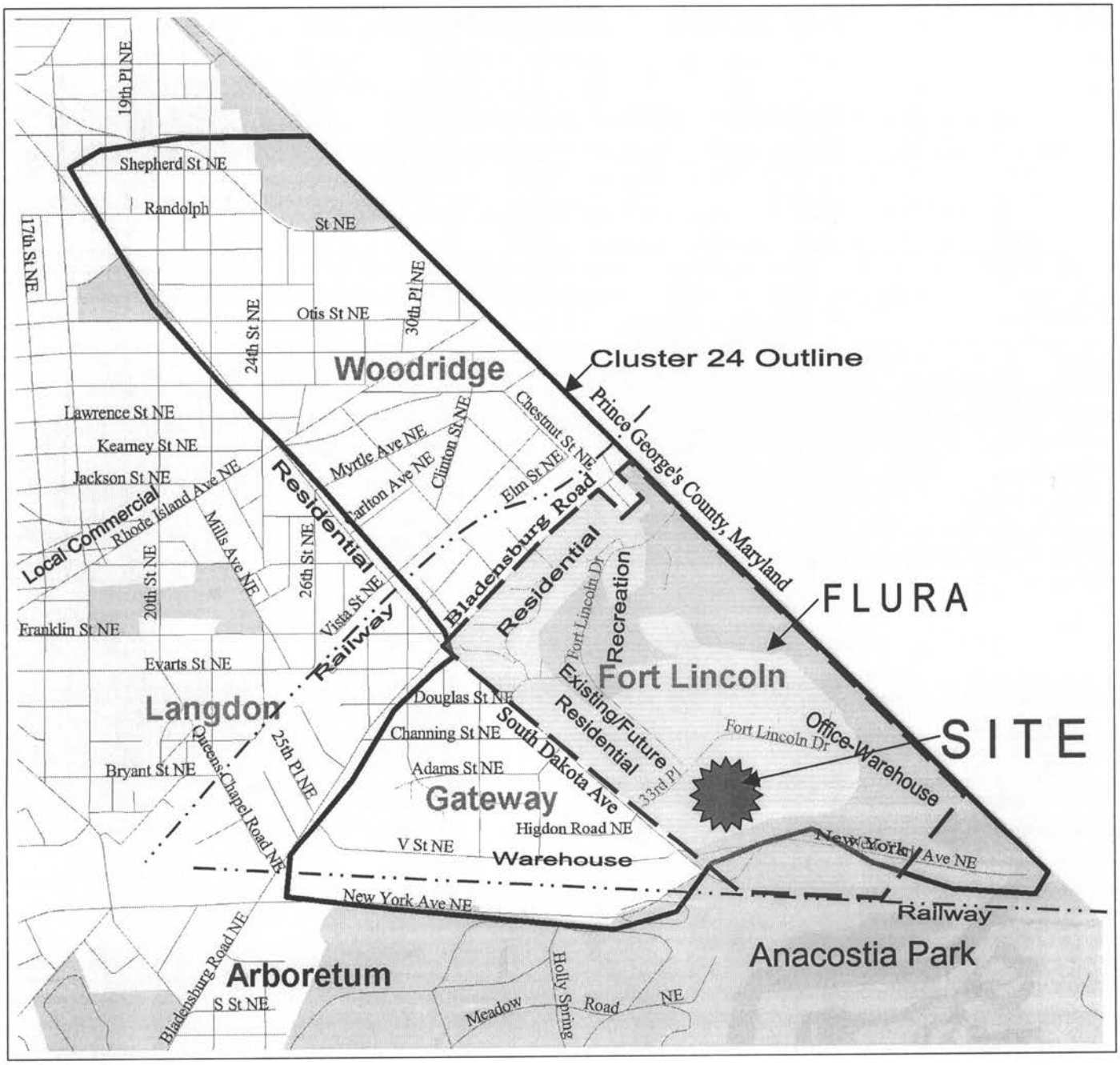
NCRC and OP staff also presented the proposal to a meeting of the Fort Lincoln Civic Association, at its January 16, 2003 meeting. Approximately 30 residents were in attendance. OP outlined the proposed zoning change and answered questions related to the existing and proposed zoning. The NCRC representative stated that it is their intention to ensure greater neighborhood involvement in the future, and to return to the community with plans for the development of the site once they are prepared. However, at the end of the meeting, the Civic Association opposed the proposed zoning change.

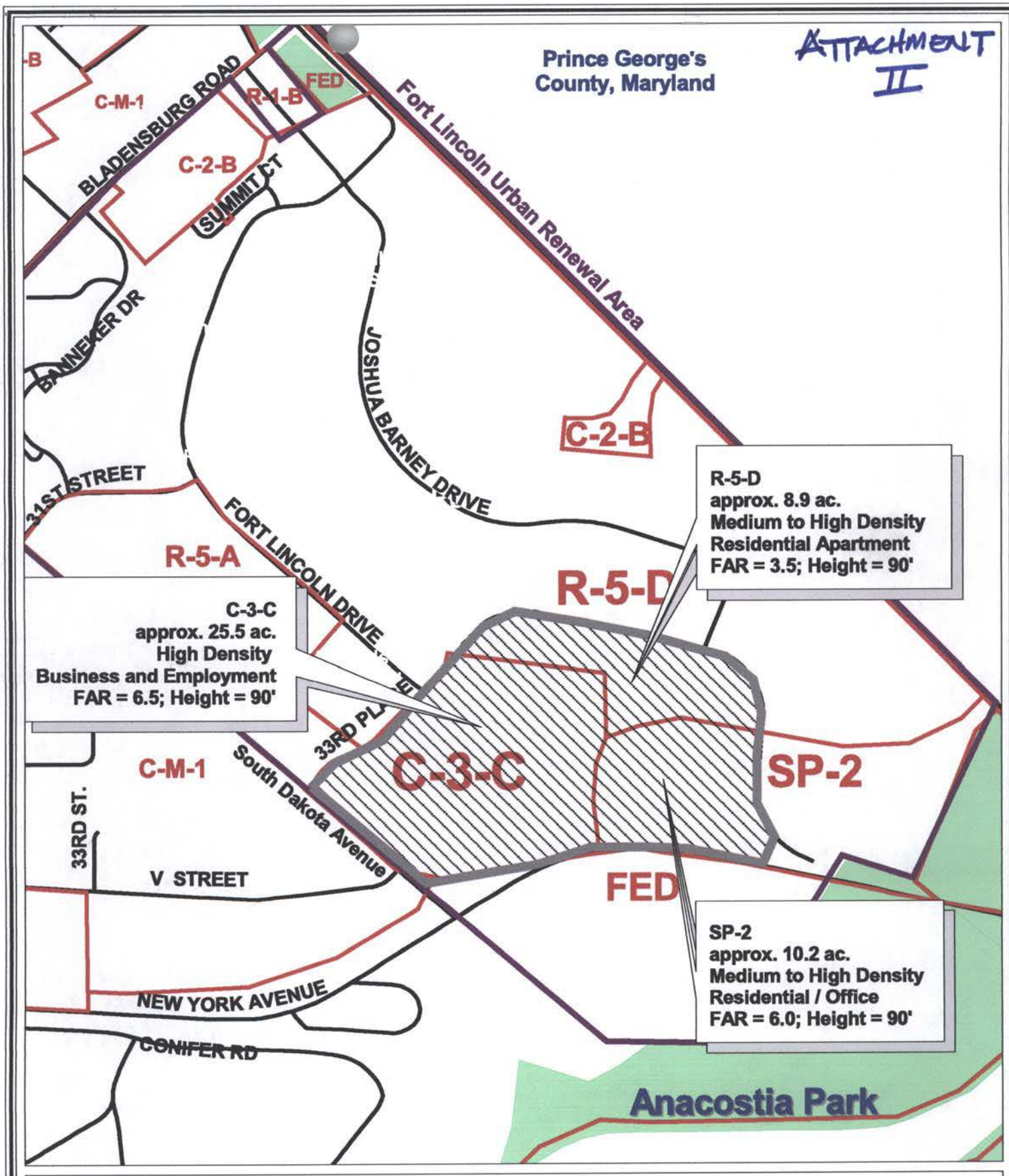
VIII. OP RECOMMENDATION

The Zoning Map amendment conforms to the Fort Lincoln Urban Renewal Plan and is consistent with the Comprehensive Plan Generalized Land Use Map and the Ward 5 Comprehensive Plan. Development of this vacant property into a functioning commercial center would be of benefit to the District and the local area. The Office of Planning recommends approval of ZC Case #02-33.

AA/jl

Location Plan





Feature Key

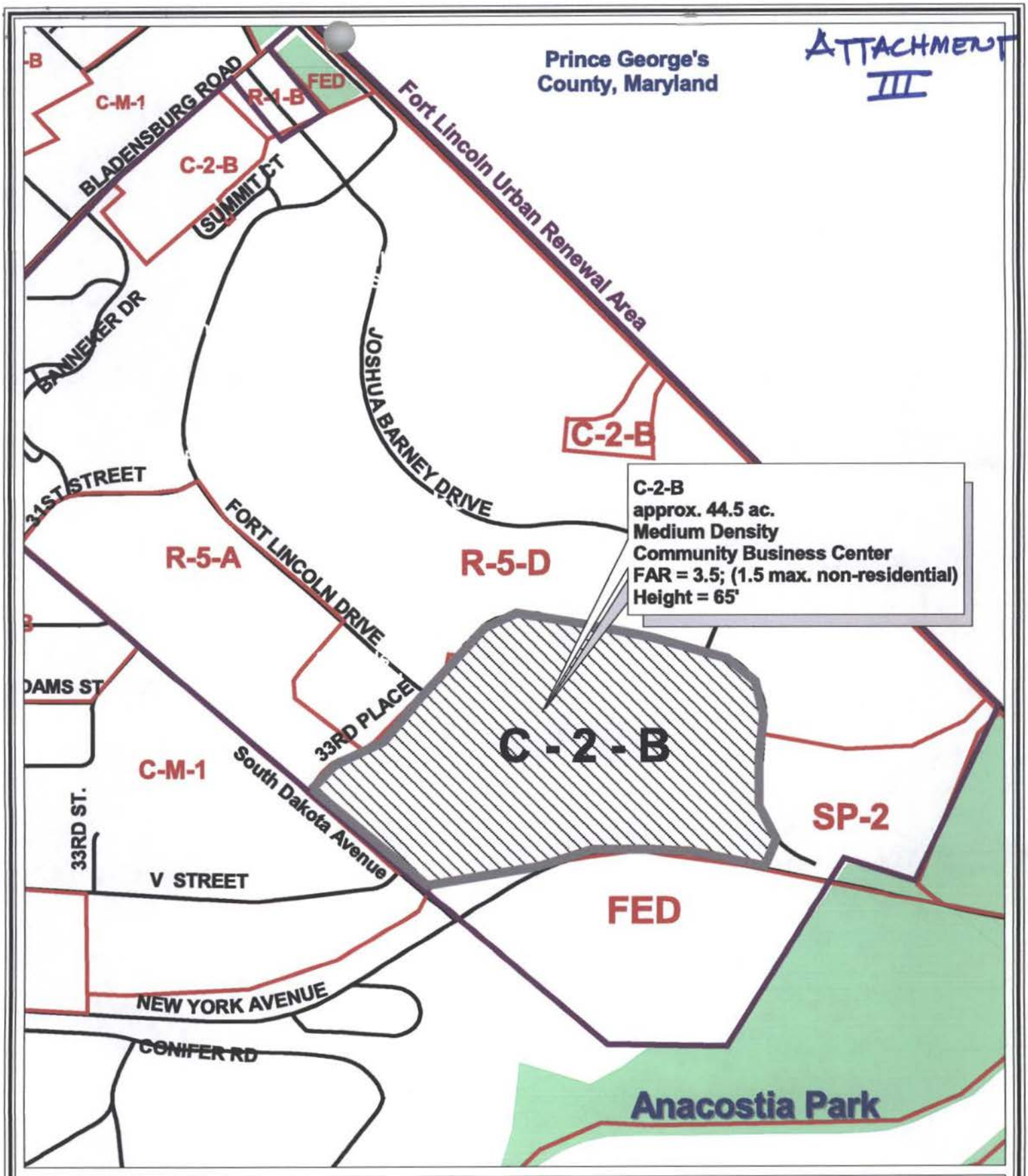
Zoning Boundaries

Site

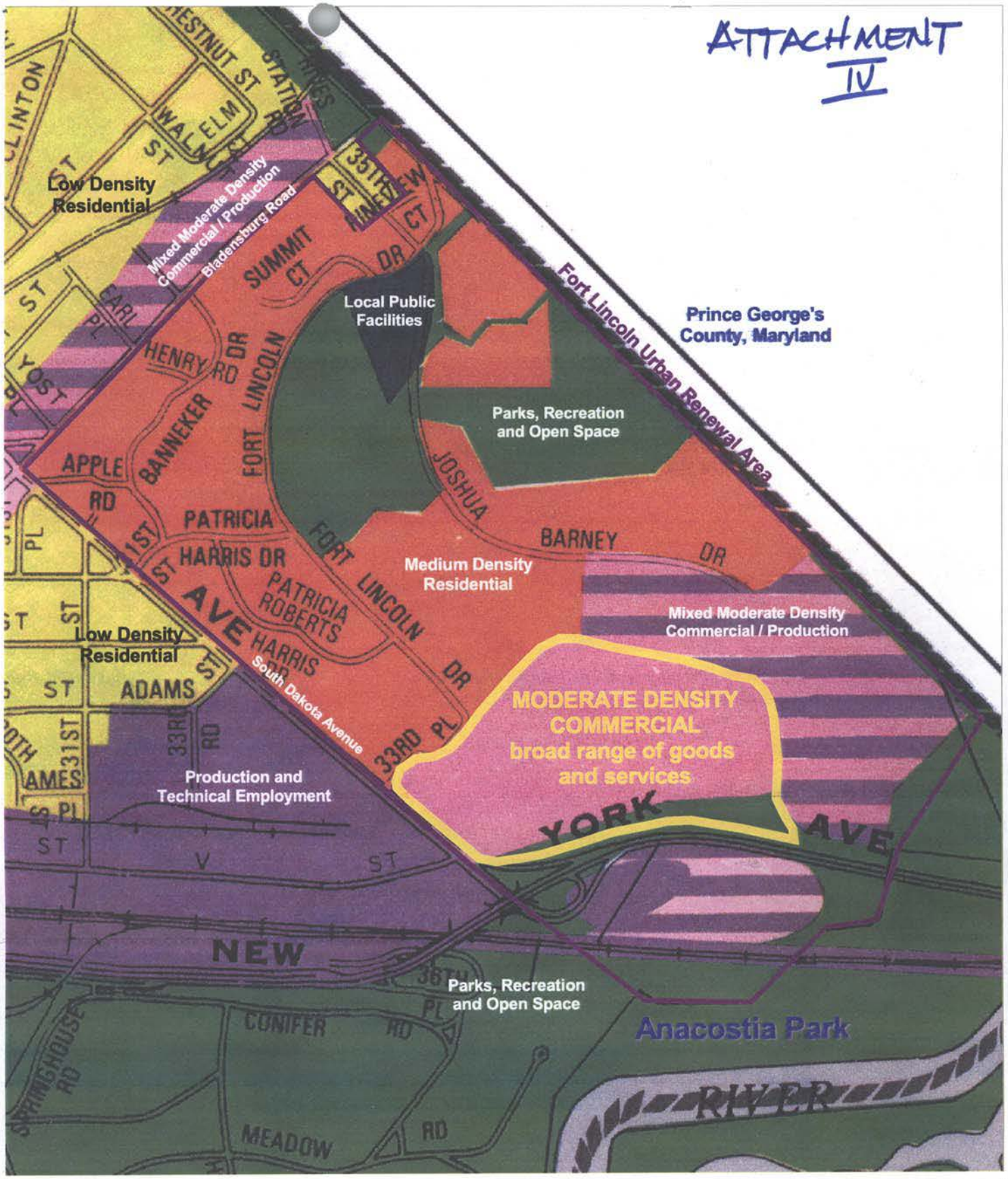
Zoning Commission Case # 02-33, Fort Lincoln
EXISTING ZONING

DC Office of Planning
January 8, 2003

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Prince George's
County, Maryland
ATTACHMENT III
Fort Lincoln Urban Renewal Area
BLADENSBURG ROAD
C-M-1
R-1-B
FED
C-2-B
SUMMIT CT
BANNEKER DR
JOSHUA BARNEY DRIVE
C-2-B
31ST STREET
FORT LINCOLN DRIVE
R-5-A
R-5-D
C-2-B
approx. 44.5 ac.
Medium Density
Community Business Center
FAR = 3.5; (1.5 max. non-residential)
Height = 65'
ADAMS ST
33RD PLACE
C - 2 - B
C-M-1
South Dakota Avenue
33RD ST.
V STREET
SP-2
FED
NEW YORK AVENUE
CONIFER RD
Anacostia Park
Feature Key
Zoning Boundaries
Site
Zoning Commission Case # 02-33, Fort Lincoln
PROPOSED ZONING
DC Office of Planning
January 8, 2003
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ATTACHMENT IV



Feature Key

- Fort Lincoln Urban Renewal Area
- SITE

Zoning Commission

Case No. # 02 - 33 - Comprehensive Land Use Map

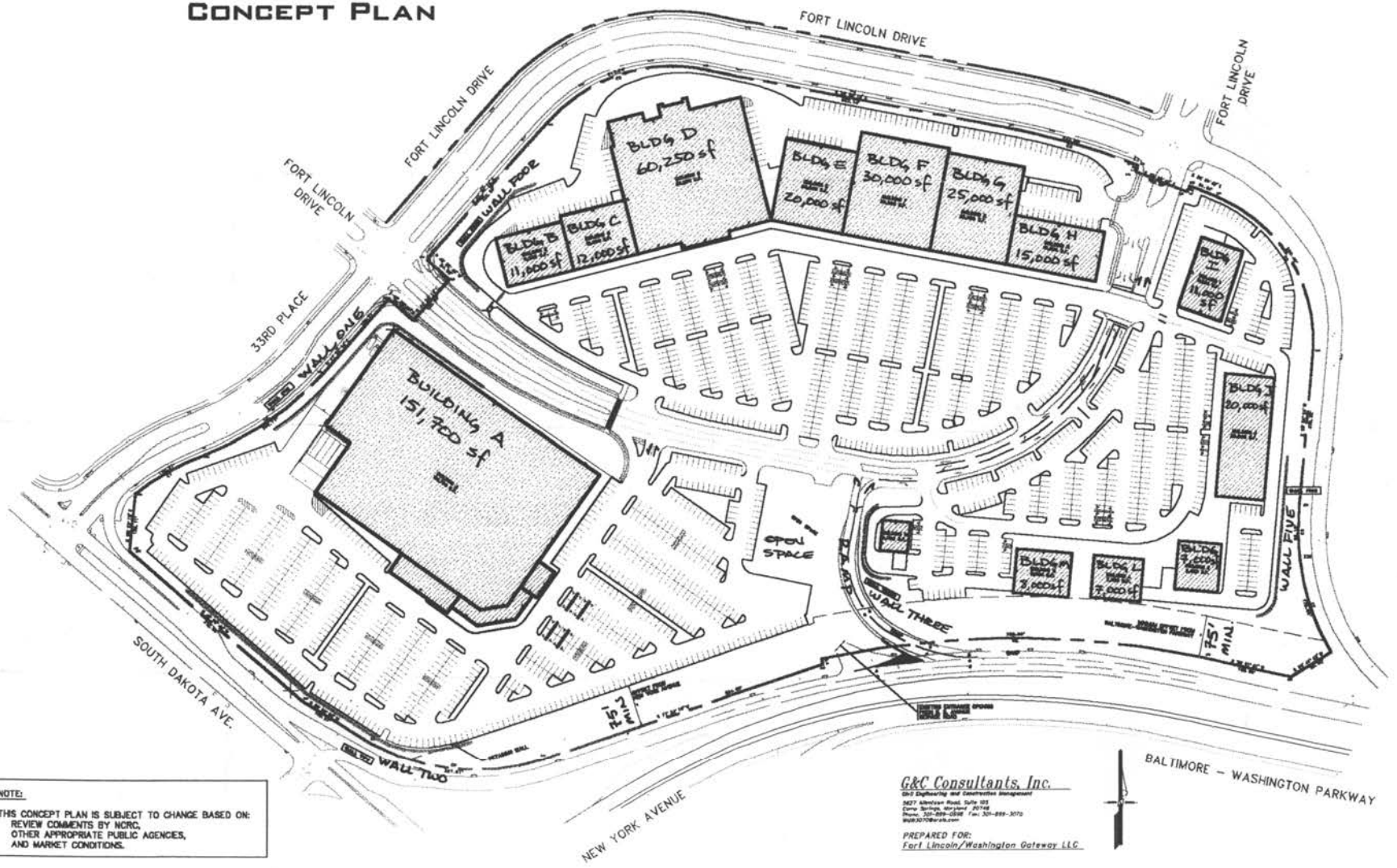
DC Office of Planning

December 6, 2002

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WASHINGTON GATEWAY

CONCEPT PLAN



NOTE:

THIS CONCEPT PLAN IS SUBJECT TO CHANGE BASED ON:
REVIEW COMMENTS BY NCRC,
OTHER APPROPRIATE PUBLIC AGENCIES,
AND MARKET CONDITIONS.

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PREPARED FOR:
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