GSA

GSA National Capital Region

FEB 14 2003

Ms. Carol Mitten
Chairman
District of Columbia Zoning Commission
441 4th Street, NW
Washington, DC 20001

Dear Chairman Mitten and Members of the Commission:

This letter and accompanying text and map constitute a petition for the zoning of the Southeast Federal Center which is hereby submitted on behalf of the U.S. General Services Administration (GSA). This proposal involves 44 acres of the 55 acre SEFC site (the remaining 11 acres being the site for the proposed U.S. Department of Transportation Headquarters, for which there is a separate PUD application). The entire property is owned by the U.S. Government and, accordingly, is unzoned. GSA's decision to propose zoning that would apply to any parcels that are sold will transform the SEFC into a vibrant, urban, mixed-use waterfront area. This milestone petition represents the culmination of many years of detailed study of the site and its role in the overall redevelopment of the waterfront. This included close to three years of intensive work by GSA and the District of Columbia Office of Planning ("OP"), initiated by a jointly sponsored workshop in 2000, to discuss the best approach to the zoning of the property. In certain instances, the petition borrows from concepts included in the recently adopted Capitol Gateway Overlay case. The final decision in that case was also the product of years of detailed and thoughtful planning of much relevance to this neighboring waterfront tract. The petition, however, also contains several provisions that reflect the unique character of this 44 acre tract.

The proposed zoning is consistent with the City's vision for this waterfront site as a high-density, mixed-use neighborhood providing new residential, office, retail and cultural opportunities along with unprecedented access to the Anacostia River via a significant, public waterfront park.

The proposed zoning is consistent with commitments made by GSA as part of a continuing partnership with the City and its Federal partners in the Anacostia Waterfront Initiative. GSA has also been mindful of its obligations under the Southeast Federal Center Public-Private Development Act of 2000 (Public Law 106-407) which, among other things, requires that GSA enhance the value of this

ZONING COMMISSION
District of Columbia
Case 03-06
Exhibit 1

U.S. General Services Administration
301 7th Street, SW
Washington, DC 20407-0001
www.gsa.gov

ZONING COMMISSION
District of Columbia
CASE NO.03-06
EXHIBIT NO.1

site to the United States and ensure that the development of the site is consistent, to the extent practicable (after consultation with the National Capital Planning Commission [NCPC]), with the objectives of the "Extending the Legacy" plan adopted by the NCPC. In all respects, the proposed zoning is consistent with GSA's responsibilities and is a fundamental part of a successful development program.

The proposed zoning is also consistent with the Comprehensive Plan and District planning initiatives for the area, and will help to integrate the site with the surrounding community and future development planned for the Near Southeast area. This is one of the only immediately available parcels where high-density, mixed-use development and a significant waterfront park can be accommodated. It is imperative that this level of density be maintained if the SEFC is to become a vibrant, urban, mixed-use waterfront destination area. The waterfront park will provide a vital and unique amenity for residents, as well as for office workers and visitors to the site and the City.

GSA recognizes that the applicable zoning districts must not only provide an overall direction which adheres to the vision for the site, but must also provide flexibility to respond to the numerous hurdles associated with the development of this site, including historic preservation, environmental issues, market timing and the need to develop infrastructure. The goal of the proposed overlay is to provide broad, flexible parameters for development over the long term, recognizing that there are other control mechanisms in place through special exception review, historic preservation review, environmental reviews, and GSA's Request for Proposals for development of the site.

This petition represents a unique opportunity for the U.S. Government and the City. GSA is pleased to present this petition for zoning of the site as a first, critical step in the redevelopment of the SEFC waterfront site as a vibrant, attractive, high-density, mixed-use neighborhood. GSA looks forward to the Commission's consideration of this petition at its meeting on February 24, 2003.

Sincerely,

Anthony E. Costa
Assistant Regional Administrator
Public Buildings Service

Enclosures