



COUNCIL OF THE DISTRICT OF COLUMBIA
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JACK EVANS

Chair, Pro-Tempore
Councilmember, Ward 2
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June 30, 2005

Zoning Commission of the District of Columbia
Room 210 S
441 4th Street, NW
Washington, DC 20001

2005 JUL 13 PM 3:05
D C OFFICE OF ZONING

Re Zoning Commission Case No 04-18

Dear Members of the Commission:

I wanted to take this opportunity to provide some comments concerning the above-referenced case and in particular address that part of your deliberations concerning Square 483, the block bounded by 5th, 6th and K Streets and New York Avenue, N.W. That square is designated high density commercial under the Comprehensive Plan Generalized Land Use Map. The Commission is considering whether it should be rezoned to either the DD/C-3-C or DD/C-2-C zoning classification.

As the Ward Councilmember who was involved when this property was placed in the high density commercial land use classification, I believe some background should be helpful to the Commission in its implementation of the Comprehensive Plan.

The process for evaluating the Comprehensive Plan policies from both a local community and Ward perspective started with contact from my office to representatives of the owners of the Square 483 parcel. Those contacts led to meetings with community representatives to determine how the site could be improved, recognizing that significant environmental remediation would be involved at a time when there was no foreseeable development potential for the property. This resulted in a plan being developed for demolition of the existing buildings (none of which were historic), extensive site remediation, interim use of the property as a surface parking lot and a rezoning of the site to C-3-C in Zoning Commission Case No 94-19, consistent with the Comprehensive Plan Land Use Map designation. It is my understanding that the community and property owner are pleased with the results and that, subsequently, the ANC voted to support a rezoning of the site to DD/C-3-C upon submission of an application by the property owner.

As a member of the Council, I fully embrace the role which the Council, along with the Mayor, has in setting policy for zoning and land use in the city through adoption of the

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CASE NO. 04-18
EXHIBIT NO. 23

ZONING COMMISSION
District of Columbia
CASE NO. 04-18
EXHIBIT NO. 23

Comprehensive Plan and the Generalized Maps. I also appreciate the role of the Zoning Commission as the implementer of Comprehensive Plan through its actions. In examining those dual roles in this case, I note that the Council and Mayor designated the site within the high density commercial land use category and set the overall planning policy from a city, Ward and neighborhood perspective. I am not aware of any DD/C-2-C zoned property which is in that land use designation. I commend the property owners for bringing to the Commission an application which would result in a mandatory housing requirement for the site, along with its DD/C-3-C classification in Housing Priority Area A

This is a result which I understand is supported by the Ward 6 Councilmember, the local ANC and others. I look forward to the Commission's positive action in rezoning this property to DD/C-3-C and our future collaboration on the Comprehensive Plan, its land use maps and the Commission's actions in implementing the Comprehensive Plan

I appreciate your consideration of my view on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack Evans", with a long, sweeping horizontal stroke extending to the right.

Jack Evans