

GOVERNMENT OF THE DISTRICT OF COLUMBIA



OFFICE OF
ECONOMIC DEVELOPMENT

441 4th ST. N.W.—ROOM 1140
WASHINGTON, D.C. 20001

DEC 21 1995

DEC 21 AM 11:55
DISTRICT

Jerrily Kress, Chairperson
D.C. Zoning Commission
441 - 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: North Capitol Street
Case No. 95-4

Dear Chairperson Kress:

A public hearing is scheduled before the Zoning Commission on November 9, 1995, in Case No. 95-4, which is a matter initiated by the Office of Planning (OP) to make the Zoning Map in the North Capitol Street area not inconsistent with the Comprehensive Plan. As part of that process, the Commission will consider whether to change the zoning of the triangle bounded by Florida and New York Avenues and North Capitol Street from C-2-A and C-M-3 to C-3-C or to leave the area C-M-3. From the standpoint of economic development in the District, which is one of my principal responsibilities, I believe that the city's best interests would be served by changing the zoning to C-3-C.

The current C-M zoning is anachronistic for the area. I do not believe that the immediate neighborhood or the city as a whole benefits from leaving in place a land use policy which allows and, in some senses, encourages industrial, heavy commercial, warehouse and wholesale uses at this location. The Generalized Land Use Map of the Comprehensive Plan identifies this triangle for medium-high density commercial uses. In its general approach to Comprehensive Plan consistency, the OP has indicated that this would ordinarily translate into either C-3-B or C-3-C zoning. There is no logical basis in my mind to restrict this area to the lower heights and bulk provided for in C-3-B, a position with which OP concurs.

ZONING COMMISSION

CASE No. 95-4

EXHIBIT No. 107

ZONING COMMISSION
District of Columbia
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The larger North Capitol Street area, from Union Station and the City Post Office to Florida Avenue, is one which offers the District the Opportunity to compete with suburban jurisdictions for office space. The land prices and development costs are such that offices can be produced at a significantly lower rent than is possible in the Central Employment Area. The large parcels that are or can be assembled enable sizable office blocks to be constructed with floor plates, overall square footage and rents that rival what can happen in Arlington, Fairfax, Montgomery or Prince George's Counties.

We recognize that there are many factors influencing the choice of office locations around the region. The District must be aggressive in providing opportunities and locations for companies to consider. We must put into place land use and building regulations which allow projects to go forward, not regulations or processes which prevent projects from going forward. We cannot and should not require unnecessary reviews by city agencies like the BZA, in a process which is so complicated, cumbersome and time consuming that the choice to go elsewhere, where those restrictions do not apply, becomes a foregone conclusion.

We have no way of knowing when or if office users will be attracted to the triangular area in question. We do know that, if the area is left zoned industrial and the regulations therefore require more parking than can ever reasonably be produced or which is necessary in an in-town location with transit opportunities, we will regulate ourselves out of any possible chance to achieve an end result that we desire. We cannot afford to let that happen. The best choice of zoning for this area is C-3-C and I would urge the Commission to take that action.

Sincerely,

A handwritten signature in black ink, reading "Merrick T. Malone". The signature is fluid and cursive, with the first name "Merrick" being more prominent and the last name "Malone" following in a similar style.

Merrick T. Malone, Esq.
Assistant City Administrator
for Economic Development