COUNCIL OF THE DISTRICT OF COLUMBIA

WASHINGTON, D. C. 20004

HARRY L. THOMAS, SR.
Councilmember Ward-5
Chairman
Committee on Public Works
and the Environment

Committee Member
Education and Libraries
Human Services
Government Operations

7 November 1995

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

Re: Zoning Commission Case No. 95-4
Rezoning of North Capitol Street

Dear Members of the Commission:

The Zoning Commission is presently considering a case involving the proposed rezoning of the Union Station/North Capitol Street area as part of the work necessary to make zoning not inconsistent with the Comprehensive Plan. I have written to the Commission about this matter before, and I appreciate that the Commission has advertised an alternate zoning treatment which I suggested in my previous letter.

The parts of the area which are north of New York Avenue, west of Florida Avenue and north of Florida Avenue east of Florida Avenue east of New York Avenue are in Ward 5, the area which I represent on the Council. The main part of the Northeast Number One/Eckington Yards Special Treatment Area lies in Ward 6. When the Council was considering amendments to the Comprehensive Plana in the last amendments cycle, the question of the appropriate land use designation for the area was raised. The Generalized Land Use Map adopted in 1985 and amended in 1989 showed most of the area in a mixed-use combination of medium-high density commercial and production and technical employment (PTE).

When it solicited public input on changes to the Plan, the Office of Planning had been requested to refine the overall mixed use designation by splitting the area with the PTE north of Florida Avenue and the medium-high density commercial south of Florida Avenue. OP rejected that proposal and instead supported a proposal from the Office of Business and Economic Development that the area south of New York Avenue be designated for medium-high density commercial. See the attached excepts from the OP Comprehensive Plan Notebook.

ZONING COMMISSION
CASE No. 95-4
EXHIBIT No. 65

ZONING COMMISSION
District of Columbia
CASE NO.95-4
EXHIBIT NO.65

The Council disagreed with O.P. Councilmember Harold Brazil and I worked to ensure that the Comprehensive Plan map adopted by the Council designates the area south of Florida Avenue for medium-high density commercial. I have attached the relevant excepts from the amendment to the Generalized Land Use Map and from the amendment to the text of the policies for the Northeast Number 1/Eckington Yards Special Treatment Area. Both of those amendments specifically and explicitly established how the Council distributed the mix in the Special Treatment Area.

The Commission has recently requested the Council's views on how the Commission should resolve apparent inconsistencies between overall planning policies and a specific map designation. I concur with Chairman Clarke's letter to the Commission of October 3, 1995, but I would note in this case that there is no inconsistency between the map and other policies.

I can find no basis in the plan where the Council applies a different set of policies south of New York Avenue from north of New York Avenue, in that area shown for medium-high density commercial. Accordingly, given that OP has suggested that C-3-C is the most appropriate zoning for the area south of New York Avenue, it is my view that C-3-C is also the most appropriate zoning for the area north of New York Avenue.

It was my understanding at the time that the amendment was offered and adopted by the Council that the most likely result of applying the medium-high density commercial category to that area was C-3-C zoning. I continue to strongly support that result and believe that it is called for by the Comprehensive Plan.

Sincerely,

Harry L. Thomas

Harry L. Thomas, Sr.
Councilmember, Ward 5
Chairman, Committee on Public Works
and the Environment

HLT/dke
Enclosure

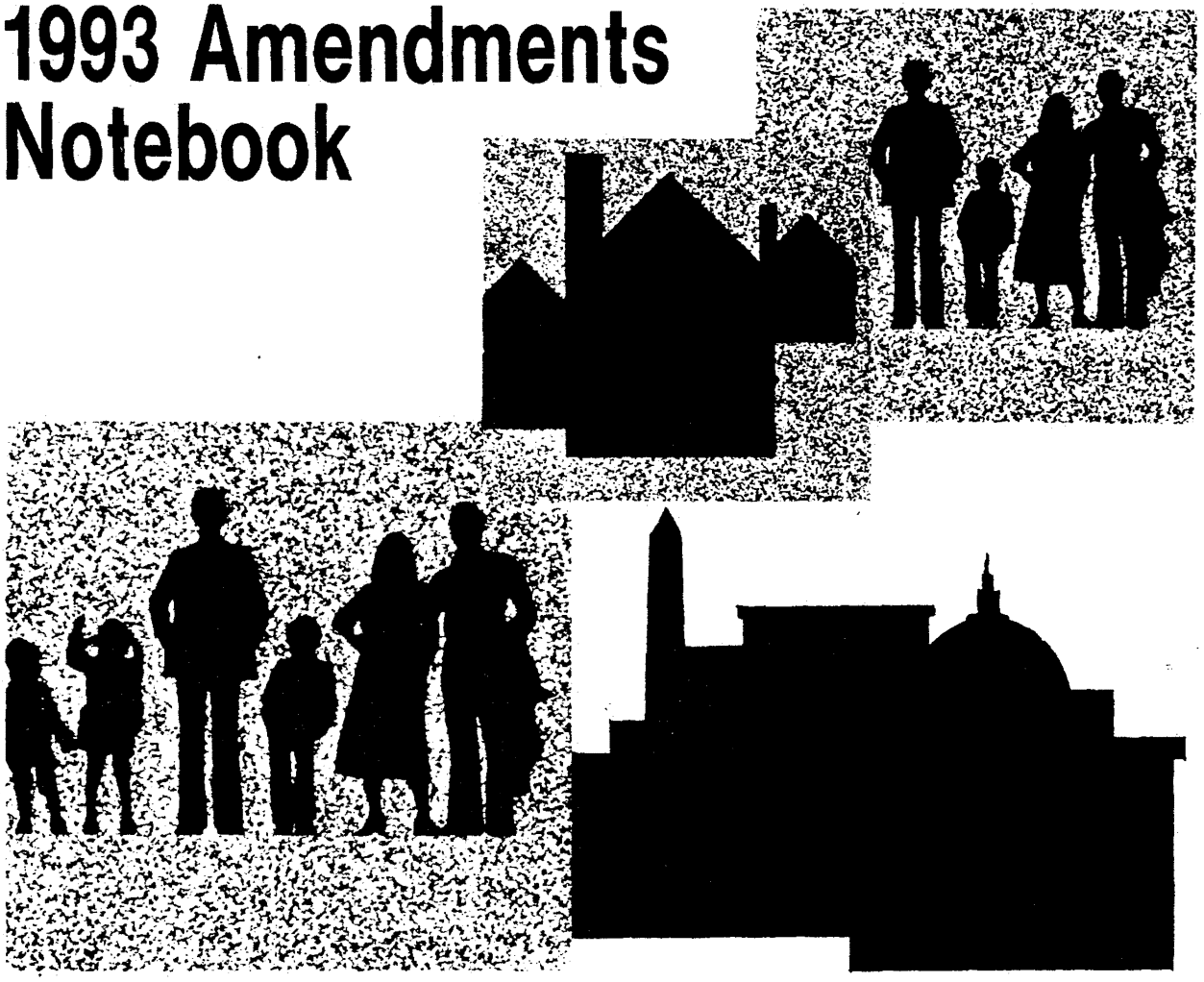
APRIL 1993

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Comprehensive Plan for the
National Capital

DISTRICT OF COLUMBIA ELEMENTS

1993 Amendments Notebook



Government of the District of Columbia Sharon Pratt Kelly, Mayor

251. 93-075/C/1136(b)(38) Add a new paragraph 1136(b)(38) to read:

(38) The property fronting on the north side of Mount Olivet Road N.E. from West Virginia Avenue to a point approximately halfway between Montello Avenue N.E. and Trinidad Avenue N.E. is included in the low density commercial land use category. (Office of Planning)

252. 93-075/C/1136(b)(39) Add a new paragraph 1136(b)(39) to read:

(39) The properties fronting on the west side of Bladensburg Road N.E. between Levis Street N.E. and Morse Street N.E. and the properties fronting on the east side of Bladensburg Road N.E. between Mt. Olivet Road N.E. and K Street N.E. are included in the low density commercial land use category. (Office of Planning)

253. 93-068/A/1136(b)(40) Add a new paragraph 1136(b)(40) to read:

(40) The mixed use medium-high density commercial and production and technical employment area contained in that portion of the Northeast Number One/Eckington Yards Special Treatment Area generally bounded by Florida Avenue on the south, Eckington Place N.E. on the west, R and Penn streets N.E. on the north and 6th Street N.E., Neal Place N.E. and 4th Street N.E. on the east is included in the production and technical employment land use category. (Office of Business and Economic Development)

NOTE: All proposed text additions are in **boldface**; proposed text deletions are in *italics*.

254. 93-NA/D/1136(b)(41) Add a new paragraph 1136(b)(41) to read:

(41) The institutional area contained in that portion of the Northeast 1/Eckington Yards Special Treatment Area bounded by Florida Avenue N.E. on the south, 4th Street N.E. on the west, Neal Place N.E. on the north and 6th Street N.E. on the east is included in the production and technical employment land use category. (Office of Business and Economic Development)

255. 93-075/C/1136(b)(42) Add a new paragraph 1136(b)(42) to read:

(42) The area in Square 617 bounded by O Street N.W. on the north, the north-south alley running between O Street N.W. and N Street N.W. on the east, N Street N.W. on the south, west on N Street approximately halfway toward 1st Street N.W., then north to the rear property lines of the houses on O Street N.W., east approximately 150 feet, then north to O Street N.W. is included in the low density commercial land use category. (Office of Planning)

256. 93-075/C/1136(b)(43) Add a new paragraph 1136(b)(43) to read:

(43) Square 55 bounded by N Street N.W. on the north, 1st Street N.W. on the east, New York Avenue N.W. on the south, and New Jersey Avenue N.W. on the west is included in the moderate density residential land use category. (Office of Planning)

NOTE: All proposed text additions are in **boldface**; proposed text deletions are in *italics*.

257. 93-075/C/1136(b)(44) Add a new paragraph 1136(b)(44) to read:

(44) The areas within the Fort Lincoln New Town are included in the mixed use medium density residential/moderate density commercial land use, medium density residential land use and the parks, recreation and open space land use categories as approved in the Fort Lincoln Urban Renewal Plan. (Office of Planning; National CapitalPlanning Commission)

258. 93-075/C/1136(b)(45) Add a new paragraph 1136(b)(45) to read:

(45) The properties fronting on 35th Street N.E. between Bladensburg Road N.E. and Fort Lincoln New Town and on Bladensburg Road N.E. south of Eastern Avenue N.E. to Fort Lincoln New Town are included in the low density residential land use category. (Office of Planning)

259. 93-075/C/1136(b)(46) Add a new paragraph 1136(b)(46) to read:

(46) The mixed use medium-high density commercial and production and technical employment area contained in that portion of the Northeast 1/Eckington Yards Special Treatment Area bounded by G Street N.E. and Union Station on the south, North Capitol Street on the west, New York Avenue N.E. east of North Capitol Street on the north

NOTE: All proposed text additions are in **boldface**; proposed text deletions are in *italics*.

and Florida Avenue N.E. northeast of New York Avenue on the north and the railroad tracks north of Union Station on the east is included in the medium-high density commercial land use category. (Office of Planning; Office of Business and Economic Development)

260. 93-075/C/1136(b)(47) Add a new paragraph 1136(b)(47) to read:

(47) Square 532 bounded by E Street N.W. on the north, 3rd Street N.W. on the east, D Street N.W. on the south, and 4th Street N.W. on the west is included in the local public facilities land use category. (Office of Planning)

261. 93-075/C/1136(b)(48) Add a new paragraph 1136(b)(48) to read:

(48) The western half of Reservation 10, bounded by the vacated right-of-way of 4th Street N.W. on the west, C Street N.W. on the north, a line drawn at approximately the mid-point of the reservation from C Street to Constitution Avenue N.W. on the east, and Constitution Avenue, N.W. on the south is included in the Federal land use category. (Office of Planning)

262. 93-023/B/1136(b)(49) Add a new paragraph 1136(b)(49) to read:

(49) The Ellen Wilson site, located between 6th and 7th streets S.E. just north of the Southeast/Southwest Freeway, is included in the medium density residential land use category. (Capitol Hill Restoration Society)

NOTE: All proposed text additions are in **boldface**; proposed text deletions are in *italics*.

Proposed Amendment Identification Number: 93-075/C/1136(b)(46)

Proposer: Office of Planning; Office of Business and Economic Development

Section: 1136 Adoption of Generalized Land Use Maps

Proposed Change: Add a new paragraph 1136(b)(46) to read:

(46) The mixed use medium-high density commercial and production and technical employment area contained in that portion of the Northeast 1/Eckington Yards Special Treatment Area bounded by G Street N.E. and Union Station on the south, North Capitol Street on the west, New York Avenue N.E. east of North Capitol Street on the north and Florida Avenue N.E. northeast of New York Avenue on the north and the railroad tracks north of Union Station on the east is included in the medium-high density commercial land use category.

Rationale: The mix of commercial and production and technical employment (PTE) uses are often in conflict. The Union Station North area is generally recognized as undergoing transition from quasi-industrial uses to commercial use. Market forces are making the area attractive for intensive commercial development, and land prices have risen to the extent that industrial-type users would or could not compete for sites. There is a strong rationale for government involvement to attempt to facilitate the transition and to capture market demand. This would include ensuring that adequate transportation infrastructure and traffic management are available to accommodate proposed development.

NOTE: All proposed text additions are in **boldface**; proposed text deletions are in *italics*.

The areas within the special treatment area east of the railroad tracks and north of New York and Florida avenues will require further study before a map designation and configuration is developed which will encourage appropriate economic development while maintaining and encouraging enhancement of the residential areas both inside and adjacent to that area.

Analysis:

Recommendation: Proposed for adoption.

NOTE: All proposed text additions are in **boldface**; proposed text deletions are in *italics*.

Proposed Amendment Identification Number: 93-024/E/1136(b)(81)

Proposer: The law firm of Wilkes, Artis, Hedrick & Lane

Section: 1136 Adoption of Generalized Land Use Maps

Proposed Change: Add a new paragraph 1136(b)(81) to read:

(81) The area south of Florida Avenue between North Capitol Street and 3rd Street N.E. (within the Northeast Number 1 and Eckington Yards Special Treatment Area) is included in the medium-high density commercial land use category.

Rationale: The boundaries of Wards 2 and 6 have been changed as a result of redistricting. Most of the Special Treatment Area south of Florida Avenue has been added to Ward 6 and should be reflected in the discussion of ward land use issues.

The primary function of the area, which is currently designated mixed use medium-high density commercial and production and technical employment, is to serve as a commercial overflow for development which cannot afford or find sufficient space in Downtown. The area north of Union Station offers a significant opportunity to provide large blocks of space to accommodate federal agency needs.

The proposed amendment responds to inconsistencies between the Economic Development and Land Use elements and to provide an area in the District of Columbia which can compete with the suburbs and other areas of the country as relocation sites for federal agencies looking for more space. The amendment also responds to significant changes in the area since the original adoption of the Generalized Land Use maps in 1985, in terms of construction of new office buildings in the southern half of the area.

NOTE: All proposed text additions are in **boldface**; proposed text deletions are in *italics*.

Analysis: The proposed amendment is somewhat similar to an amendment proposed by the Office of Business and Economic Development, and has substantial merit. However, it treats the area south of Florida Avenue N.E. and west of 3rd Street N.E. as though those areas were similar to the larger area to the south and west. Designation of the area between 2nd and 3rd streets N.E. with the medium-high density commercial land use category could translate to zoning which would in turn result in the matter-of-right development of 90-foot high office buildings directly across 3rd Street N.E. from a large, somewhat fragile, moderate density neighborhood of two- and three-story row dwellings. This would also result in significant levels of commercial traffic on neighborhood streets in the area.

The area south of Florida Avenue N.E. and north of New York Avenue N.E. includes two small but important moderate density residential neighborhoods which should be preserved. While the current mixed use medium-high density commercial and production and technical employment designation of this area and of the area between 2nd and 3rd streets N.E. is not ideal, additional study which goes beyond the scope of the Comprehensive Plan Amendment Process will be required to define the most appropriate land use category.

The large area south of New York and Florida avenues N.E. is generally undergoing a transition from quasi-industrial uses to commercial use. Market forces are making the area attractive for intensive commercial development, and land prices have risen to the extent that industrial-type users would or could not compete for sites. This area is appropriate for medium-high density commercial designation and use, provided potential traffic issues can be resolved.

Recommendation: Not proposed for adoption.

NOTE: All proposed text additions are in **boldface**; proposed text deletions are in *italics*.

COUNCIL OF THE DISTRICT OF COLUMBIA
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004

NOTICE OF IMPLEMENTABILITY OF COMPREHENSIVE PLAN

The Council of the District of Columbia ("Council") hereby gives notice of the implementability of amendments to the Comprehensive Plan contained in section 2 of the Comprehensive Plan Amendments Act of 1994 (D.C. Law 10-193).

The National Capital Planning Commission ("NCPC"), pursuant to sections 203 and 423 of the District of Columbia Self-Government and Governmental Reorganization Act (P.L. 93-198)("the Act"), has made a finding that, except as provided in paragraph (a) below, the Comprehensive Plan amendments contained in section 2 of D.C. Law 10-193 will not have a negative impact on the interests or functions of the Federal Establishment in the National Capital. Therefore, pursuant to section 203 of the Act, the amendments to the Comprehensive Plan contained in section 2 of D.C. Law 10-193, except as provided in paragraph (a) below, shall be incorporated into the Comprehensive Plan for the National Capital and shall be implemented.

NCPC, at its meeting on November 3, 1994, adopted a resolution that set forth the following findings:

(a) Section 2(a)(1(G)(ii) of D.C. Law 10-193, to the extent that the amendment excludes the following sites from the re-defined Central Employment Area, will have a negative impact on the interests or functions of the Federal Establishment in the National Capital:

1. The site of the American Red Cross Builidng, National Capital Chapter, in Square 104, bounded by E, F, 20th and 21st Streets, N.W., shall be included in the Central Employment Area;

2. Square 59, bounded by Virginia Avenue, 23rd and E Streets, N.W., occupied by the Pan American Health Organization's headquarters building, shall be included in the Central Employment Area.

3. The portion of Square 81, occupied by the Pan American Health Organization's support offices and the Department of State at 2121 Virginia Avenue, N.W., shall be included in the Central Employment Area;

4. Square 74, bounded by Pennsylvania Avenue, 21st, K and 22nd Streets, N.W., containing the new headquarters building for the International Finance Corporation of the World Bank Group, currently under construction, sahll be included in the Central Employment Area;

5. Lot 835 in Square 122, occupied by the Associated General Contractors of America, 1957 E Street, N.W., between 19th and 20th Streets, shall be included in the Central Employment Area; and

(b) The remainder of the Comprehensive Plan amendments contained in section 2 of D.C. Law 10-193 will not have a negative impact on the interests or functions of the Federal Establishment in the National Capital.

COUNCIL OF THE DISTRICT OF COLUMBIA

NOTICE

D.C. LAW 10-193

"Comprehensive Plan Amendments Act of 1994".

Pursuant to Section 412 of the District of Columbia Self-Government and Governmental Reorganization Act, P. L. 93-198 "the Act", the Council of the District of Columbia adopted Bill No. 10-212 on first and second readings, Juune 7, 1994 and June 21, 1994, respectively. Following the signature of the Mayor on August 8, 1994, this legislation was assigned Act No. 10-323, and published in the August 19, 1994, edition of the D.C. Register (Vol.41 page 5536) and transmitted to Congress on August 11, 1994 for a 30-day review, in accordance with Section 602(c)(1) of the Act.

The Council of the District of Columbia hereby gives notice that the 30-day Congressional Review Period has expired, and therefore, cites this enactment as D.C. Law 10-193 effective October 6, 1994.

The Council also hereby gives notice that section 2 of D.C. LAW 10-193 contains amendments to the Comprehensive Plan for the National Capital, which cannot be implemented until completion of the review process of the National Capital Planning Commission ("NCPC") in accordance with Sections 203 and 423 of the Act. The Council transmitted D.C. Act 10-323 to the NCPC on September 12, 1994, and NCPC is scheduled to consider Federal interest impacts on November 3, 1994. Upon completion of the NCPC process, the Council will give notice of the implementability of D.C. Law 10-193.

DAVID A. CLARKE
Chairman of the Council

Dates Counted During the 30-day Congressional Review Period:

August	11,12,15,16,17,18,19,22,23,24,25,26
September	12,13,14,15,16,19,20,21,22,23,26,27,28,29,30
October	3,4,5

Enrolled Original

Codification

District of Columbia Code

(1995 Supplement)

AN ACT

D.C. ACT 10-323

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

AUGUST 8, 1994

To amend the District of Columbia Comprehensive Plan Act of 1984.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Comprehensive Plan Amendments Act of 1994".

Sec. 2. Comprehensive Plan Amendments.

The District of Columbia Comprehensive Plan Act of 1984, effective April 10, 1984 (D.C. Law 5-76; D.C. Code § 1-245 *passim*), is amended as follows: DCMR

(a) Section 3 is amended as follows:

(1) Title I (10 DCMR 100 *et seq.*) ("General Provisions Element") is amended as follows:

(A) Section 101.1 (10 DCMR 102) is amended to read as follows:

"1. Stabilizing and Improving the District's Neighborhoods.

"The successful and creative functioning of neighborhoods is a fundamental concern. Citizen participation in civic improvement starts from the interest that people have in their neighborhood blocks and the day-to-day relationships therein. District services are directed primarily to homes and their environs.

"The District elements of the Plan propose that the residential character of neighborhoods be maintained and improved. Many city neighborhoods are historic or possess social, economic, and physical qualities that make them unique and desirable places in which to live. These qualities can also lead to development and redevelopment pressures that threaten the very qualities that make the neighborhoods desirable. These pressures, and potential adverse impacts, must be controlled to ensure that the character of our neighborhoods are preserved and enhanced.

"Many city neighborhoods also include integral commercial and institutional uses that contribute to their character and amenity. Neighborhood businesses, schools, park and recreational facilities, churches, and other public and private facilities all add to the liveability of our communities. These uses too must be protected, stabilized, and improved.

"Promoting and ensuring good quality neighborhoods is of utmost importance to the District. The District elements of the Plan's policies and strategies on increasing housing opportunities, neighborhood

(i) By amending subsection (a)(1) (10 DCMR 1114.1 and 1114.2) to read as follows:

"(a)(1) Capital improvements include certain anticipated major new construction or rehabilitation of the following types of public facilities: recreation centers, police district stations, police and fire harbor units, health and social service centers, government support facilities, high schools, junior high schools, elementary schools, highways, and bridges. This classification includes those projects approved as part of the District's capital improvement program, which shall not be inconsistent with the public facilities plan that is required to be developed and periodically updated as set forth in the Public Facilities Element (Title VI) of this Plan."; and

(ii) By amending subsection (b) (10 DCMR 1114.5) to read as follows:

"(b) Except for capital improvement projects, the public and institutional classifications are generally depicted on Map 2.".

(L) Section 1116 (10 DCMR 1115) is amended as follows:

(i) By amending paragraph (13) by striking the period at the end of the paragraph and inserting a semicolon in its place;

(ii) By amending paragraph (14) to read as follows:

"(14) Facilitate development on the the 6 squares north of Mount Vernon Square (Squares 400, 401, 402, 424, 425, and 426), except for the eastern half of Square 424, of the following uses:

"(A) Local public facilities (a new convention center or public higher educational facilities); or

"(B) Mixed residential and commercial uses; and"; and

(iii) By adding a new paragraph (15) to read as follows:

"(15) Identify possible mechanisms by which the District can gain jurisdiction over certain federally owned waterfront land in order to capitalize on the unrealized development opportunities likely to be defined in the waterfront and shoreline plan referenced in paragraph (3) of this section.".

(M) Section 1118 (10 DCMR 1117) is amended by striking the phrase "Maps 1, 2, 3, and 4" and inserting the phrase "Maps 1 and 2" in its place.

(N) Section 1119 (10 DCMR 1118) is amended as follows:

(i) By amending subsection (b) (10 DCMR 1118.2) by striking the phrase "Map 1" at the end of the subsection and inserting the phrase "Map 2" in its place;

(ii) By amending subsection (c)(3) (10 DCMR 1118.5) by striking the phrase "Map 3" at the end of the paragraph and inserting the phrase "Map 2" in its place; and

(iii) By amending subsection (e) (10 DCMR 1118.9) by striking the phrase "Map 4" at the end of the subsection and inserting the phrase "Map 2" in its place.

(O) Section 1120(3) (10 DCMR 1119(c)) is amended by striking the phrase "Map 3" and inserting the phrase "Map 2" in its place.

(P) Section 1122(b) (10 DCMR 1121.2) is amended to read as follows:

"(b) The policies established for the Northeast Number 1/Eckington Yards special treatment area are as follows:

"(1) Create a physical and regulatory atmosphere to encourage nascent high technology and light industries in the area north of Florida Avenue, N.E.;

"(2) Target the area south of Florida Avenue, N.E., for a new, secondary lower rent office district;

"(3) Evaluate the need for effective design standards and targeted public improvements; and

"(4) Identify economic development strategies that can be packaged to meet development objectives.".

(Q) Section 1123(b) (10 DCMR 1122.2) is amended as follows:

(i) By amending paragraph (2) (10 DCMR 1122.2(b)) to read as follows:

"(2) Consider the WMATA site for a joint development project;"; and

(ii) By amending paragraph (6) (10 DCMR 1122.2(f)) to read as follows:

"(6) Identify suitable industrial relocation sites for industrial uses, such as the New York Avenue, N.E., corridor. For large industrial uses that cannot be relocated, identify zoning and other appropriate measures to ensure their continued ability to function, modernize, and expand, and to be contributors to the District economy, with sufficient buffers to protect and preserve adjacent residential communities, provided that no expansion of the Fort Totten Transfer Station shall occur until after the Mayor conducts a public hearing on this issue; and".

(R) Section 1127(b)(2) (10 DCMR 1126.2(b)) is amended to read as follows:

"(b)(2) Utilize design review procedures and zoning to enhance the Chinese character of the area;".

(S) Section 1128a(b) is amended to read as follows:

"(b) The policies established for the Minnesota-Benning special treatment area are as follows:

"(1) Provide for medium density commercial development;

"(2) Upgrade and expand existing commercial establishments;

"(3) Encourage small business development; and

"(4) Promote community-based development, including child care, educational, and counseling facilities.".

(T) Section 1128b is amended by striking the word "Metro" wherever it appears and inserting the phrase "Metrorail Station" in its place.

(U) New sections 1128c and 1128d are added to read as follows:

"Sec. 1128c. Uptown Arts Special Treatment Area.

"(a) The Uptown Arts special treatment area, extending along 14th Street, N.W., from M Street, N.W., to Florida Avenue, N.W., and along U Street, N.W., from 7th Street, N.W., to 16th Street, N.W., is designated a special treatment area.

"(b) The policies established for the Uptown Arts special treatment area are as follows:

"(1) Promote the historic character of the area, and develop design criteria toward the achievement of that character;

"(2) Promote and encourage the presence of the arts;

Enrolled Original

and on the south by Seaton Place, N.E., 22nd Street, N.E., and S Street, N.E., are included in the moderate density residential land use category;

"(85) The property fronting on the north side of Mount Olivet Road, N.E., from West Virginia Avenue, N.E., to a point approximately half-way between Montello Avenue, N.E., and Trinidad Avenue, N.E., is included in the low density commercial land use category;

"(86) The properties fronting on the west side of Bladensburg Road, N.E., between Levis Street, N.E., and Morse Street, N.E., and the properties fronting on the east side of Bladensburg Road, N.E., between Mt. Olivet Road, N.E., and K Street, N.E., are included in the low density commercial land use category;

"(87) The mixed-use medium-high density commercial and production and technical employment area contained in that portion of the Northeast Number 1/Eckington Yards special treatment area generally bounded on the south by Florida Avenue, N.E., then following New York Avenue, N.E., to where New York Avenue, N.E., passes over the railroad tracks and then returning south to Florida Avenue, N.E., on the west by Eckington Place, N.E., on the north by R Street, N.E., and Penn Street, N.E., and on the east by 6th Street, N.E., Neal Place, N.E., and 4th Street, N.E., is included in the production and technical employment land use category;

"(88) The institutional area contained in that portion of the Northeast Number 1/Eckington Yards special treatment area bounded on the south by Florida Avenue, N.E., on the west by 4th Street, N.E., on the north by Neal Place, N.E., and on the east by 6th Street, N.E., is included in the production and technical employment land use category;

"(89) The area in Square 617 bounded on the north by O Street, N.W., on the east by the north-south alley running between O Street, N.W., and N Street, N.W., on the south by N Street, N.W., and on the west by a line extending from N Street, N.W., approximately half-way toward 1st Street, N.W., then north to the rear property lines of the houses on O Street, N.W., east approximately 150 feet, and then north to O Street, N.W., is included in the low density commercial land use category;

"(90) Square 555, bounded on the north by N Street, N.W., on the east by 1st Street, N.W., on the south by New York Avenue, N.W., and on the west by New Jersey Avenue, N.W., is included in the moderate density residential land use category;

"(91) The areas within the Fort Lincoln New Town are included in the mixed-use medium density residential and moderate density commercial land use category, the medium density residential land use category, and the parks, recreation, and open space land use category, as approved in the Fort Lincoln Urban Renewal Plan;

"(92) The properties fronting on 35th Street, N.E., between Bladensburg Road, N.E., and Fort Lincoln New Town, and on Bladensburg Road, N.E., south of Eastern Avenue, N.E., to Fort Lincoln New Town, are included in the low density residential land use category;

"(93) The area encompassing Parcels 124/171, 124/177, 136/110, and 136/113, which is the revised southeast quadrant of the Fort Totten Metrorail Station special treatment area, is included in the mixed-use medium density commercial and production and technical employment land use category;

"(94) Square 4364, bounded on the north by Adams Street, N.E., on the south by Ames Place, N.E., on the west by 31st Street, N.E., and on the east by 33rd Street, N.E., except for Lot 2, is included in the production and technical employment land use category;

"(95) Square 532, bounded on the north by E Street, N.W., on the east by 3rd Street, N.W., on the south by D Street, N.W., and on the west by 4th Street, N.W., is included in the local public facilities land use category;

"(96) The western half of Reservation 10, bounded on the west by the vacated right-of-way of 4th Street, N.W., on the north by C Street, N.W., on the east by a line drawn at approximately the mid-point of the reservation from C Street, N.W., to Constitution Avenue, N.W., and on the south by Constitution Avenue, N.W., is included in the federal land use category;

"(97) The Ellen Wilson site, bounded on the west by 6th Street, S.E., on the north by G Street, S.E., on the east by 7th Street, S.E., and on the south by the Southeast Freeway, is included in the medium density residential land use category;

"(98) The portion of Square 952 bounded on the west by 9th Street, S.E., on the south by Potomac Avenue, S.E., and L Street, S.E., and on the north by the Southeast Freeway is included in the parks, recreation, and open space land use category;

"(99) The area bounded on the east by 13th Street, S.E., on the south by Good Hope Road, S.E., and on the northwest by the railroad tracks which parallel the Anacostia Freeway is included in the moderate density commercial land use category;

"(100) The area within the Massachusetts Avenue, N.E., commercial strip, between 2nd Street, N.E., and 4th Street, N.E., is included in the moderate density commercial land use category;

"(101) The area within the 7th Street, S.E., commercial corridor, between North Carolina Avenue, S.E., and Pennsylvania Avenue, S.E. (within the Eastern Market area), is included in the moderate density commercial land use category;

"(102) The area within the Pennsylvania Avenue, S.E., commercial strip, between 2nd Street, S.E., and Barney Circle at 17th Street, S.E., is included in the moderate density commercial land use category;

"(103) The area within the 8th Street, S.E., commercial corridor, between Pennsylvania Avenue, S.E., and M Street, S.E., is included in the moderate density commercial land use category;

"(104) The north side of M Street, S.E., between 3rd Street, S.E., and 4th Street, S.E., is included in the medium-high density commercial land use category;

"(105) The Potomac Gardens site, located at Pennsylvania Avenue, S.E., and G Street, S.E., is included in the medium density residential land use category;

"(106) The north side of M Street, S.E., between 2nd Street, S.E., and 3rd Street, S.E., is included in the medium-high density commercial land use category;

"(107) The east side of 2nd Street, N.E., between E Street, N.E., and G Street, N.E., is included in the mixed-use moderate density residential and moderate density commercial land use category;

"(108) The property north of Lots 809 and 845 in Square 529 is included in the high density commercial land use category;

"(109) The mixed-use, medium-high density commercial and production and technical employment land use area contained in that portion of the Northeast Number 1/Eckington Yards special treatment area which is bounded on the south by G Street, N.E., and Union Station, on the west by North Capitol Street, on the north by Florida Avenue, N.E., east of North Capitol Street, and by New York Avenue, N.E., northeast of Florida Avenue, N.E., and on the east by railroad tracks north of Union Station, is included in the medium high density commercial land use category;

"(110) Square 5003, which is located at and bounded on the south by a public alley, on the north by Benning Road, N.E., on the east by 34th Street, N.E., and on the west by Anacostia Avenue, N.E., is included in the medium density commercial land use category;

"(111) Square 5021, which is located at and bounded on the north by Benning Road, N.E., on the west and south by Kenilworth Avenue, N.E., and on the east by 36th Street, N.E., is included in the medium density commercial land use category;

"(112) The area bounded on the north by Knox Place, S.E., on the east by Alabama Avenue, S.E., on the south by Irving Place, S.E., and on the west by 24th Place, S.E., extended south to Irving Place, S.E., is included in the moderate density residential land use category;

"(113) The area bounded on the north by Irving Street, S.E., on the east by Knox Street, S.E., and 28th Street, S.E., and on the south and west by Jasper Street, S.E., is included in the low density residential land use category;

"(114) The triangular area in the Anacostia Metrorail Station development opportunity area bounded on the north by Sumner Road, S.E., on the southeast by Firth Sterling Avenue, S.E., and on the west by the Anacostia Freeway, S.E., is included in the production and technical employment land use category;

"(115) Squares 5971 and 5976, and all of Square 5977 except for the frontage along Martin Luther King, Jr. Avenue, S.E., which are generally bounded on the north by Alabama Avenue, S.E., and Martin Luther King, Jr. Avenue, S.E., on the west by 4th Street, S.E., on the south by Trenton Street, S.E., and on the east by 5th Street, S.E., Savannah Street, S.E., and 6th Street, S.E., are included in the moderate density residential land use category;

"(116) The square bounded on the north by Elmira Street, S.W., on the east by Martin Luther King Jr. Avenue, S.W., and on the south and west by a line extended from 2nd Street, S.W., between Martin Luther King Jr. Avenue, S.W., and Elmira Street, S.W., is included in the institutional land use category;

"(117) The south side of Alabama Avenue, S.E., from 6th Street, S.E., to 8th Street, S.E., is included in the moderate density commercial land use category;

"(118) The map designations and legend listings for the special treatment areas, the central employment area, and the downtown arts district are removed;