



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

May 5, 1995

OFFICE OF THE
DISTRICT COMMISSIONER
MAY -5 P 4:04

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

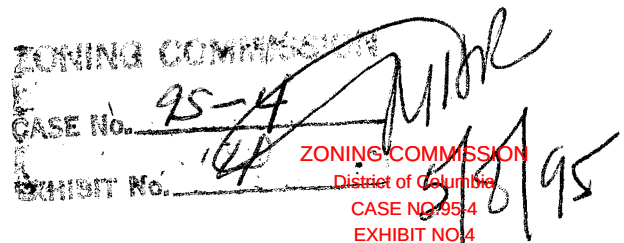
Re: Union Station Area Rezoning

Dear Members of the Commission:

I have reviewed the report of the Office of Planning which recommends that the Zoning Commission schedule a public hearing on the proposed rezoning of the area north of Union Station. That area is partially in Ward 5 and partially in Ward 6. As the Ward 5 Councilmember, I am concerned with the recommendations affecting the area north of New York Avenue west of its intersection with Florida Avenue.

In adopting the Comprehensive Plan Amendments Act of 1994, at my urging and that of Councilmember Brazil, the Council made specific and explicit changes to the Generalized Land Use Map to address the appropriate arrangement of the mix of uses in the Northeast No. 1/Eckington Yards Special Treatment Area. The Map had previously shown the entire Special Treatment Area in an overall mixed-use category, a combination of medium-high density commercial and production and technical employment (PTE). The 1994 amendments specified that the PTE uses were to be in one part of the area (mainly north of Florida Avenue) and that the commercial uses were to be in another part (mainly south of Florida Avenue).

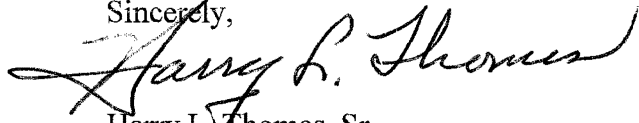
The OP report has recommended that the industrial zoning north of New York Avenue and south of Florida Avenue remain and not be rezoned to C-3-C. The OP has misread the significance of the Land Use Map amendments, especially as related to the area bounded by Florida and New York Avenues and North Capitol Street. This property is designated exclusively for medium-high density commercial and should be zoned C-3-C, the same zone district to be applied to other property shown the same way on the Land Use Map.



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I believe that in most respects, the OP report is a thorough and respectable analysis of the subject area. However, I believe that, under the Comprehensive Plan, the Zoning Commission should zone all those areas designated for medium-high density commercial in the C-3-C. District. The Zoning Commission should therefore advertise that proposed change when it proceeds to consider the zoning for this area.

Sincerely,

A handwritten signature in black ink that reads "Harry L. Thomas". The signature is fluid and cursive, with a large, stylized initial 'H'.

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

HLT/dke