COUNCIL OF THE DISTRICT OF COLUMBIA

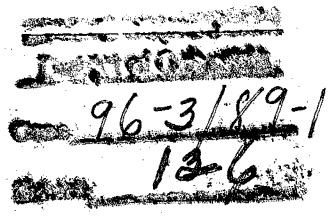
WASHINGTON, D.C. 20001

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SHARON AMBROSE
Councilmember-Ward 6

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2002 JAN 14 PM 4:55

January 8, 2002



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

Re: Request to Reopen the Record in the Matter of Zoning Commission Case No. 96-3/89-1, Buzzard Point Overlay District and related Zoning Map Changes

Dear Members of the Commission:

I have recently received and reviewed a copy of the Office of Planning's report, dated November 19, 2001 in the matter of the Buzzard Point Overlay District and related suggested Zoning Map changes.

As you are readily aware all of this proposed Overlay District will be located in my Ward in the future, and much of it is presently located in my Ward. Thus I am very interested in the intent and purposes of the Overlay District and its impacts on my constituents.

It is my understanding that in light of questions raised by both witnesses and Commission members at the last public hearing held by the Commission concerning the proposed text and mapping of the Overlay District the Commission requested the Office of Planning to prepare a report addressing those questions and observations. As such the public has not had the opportunity to formally respond to the Office's recommendations and observations contained in this report. It would seem appropriate however that the public be afforded the opportunity to formally respond to the Office of Planning's recommendations and observations. Otherwise the Commission is taking action without the benefit of a "full" record on this matter.

As an example, the Office of Planning's response to Florida Rock Property's concern about restrictions on the development of Square 664E imposed by the revised,

advertised text of the Overlay District only partially addresses Florida Rock's concerns. Square 664E, the Amenity Site designated under the Florida Rock Property Planned Unit Development, was encumbered by a clear development program for a terminus park, education center and residential housing. Building bulk and height, setbacks, and placement were clearly and finitely fixed in the approved planned unit development.

While the Planning Office may be correct in observing that BP/W-2 mapping may provided sufficient amount of development density on the Square to permit this program to be developed as contemplated by the PUD approval, this zoning category does not afford the necessary height to accomplish the approved plan. As the Planning Office has proposed it, the suggested provision would allow for only a 90 foot height for the residential building. At that height, taking into account the mandated footprint for the residential development on the Square fixed by the terminus park boundaries and the development program of the Earth Conservation Corps, the required amount of residential development of 250,000 + square feet of gloss floor cannot be built.

I would urge the Commission therefor to reopen the record to allow parties such as Florida Rock the opportunity to respond to the Planning Office's report, so that the Commission can have the best information possible when it comes to consider for adoption the Buzzard Point Overlay text.

I appreciate your consideration in this matter.

Sincerely,

Sharon Ambrose
Councilmember, Ward 6