COUNCIL OF THE DISTRICT OF COLUMBIA

WASHINGTON, D. C. 20001

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SHARON AMBROSE
Councilmember-Ward 6

March 26, 2002

96-3

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Ms. Carol Mitten
Chairperson
DC Zoning Commission
441 4th Street, NW
Suite 210
Washington, DC 20001

Re: Support for BP/C-3-C for Squares 701 and 700(Buzzard Point Capitol Gateway Overlay District)

Dear Commissioner Mitten:

The purpose of this correspondence is to support the alternative rezoning of squares 700 and 701 in the Buzzard Point overlay area to BP/C-3-C.

Both squares are pivotal to the success of the redevelopment effort currently underway along M Street, SE. Square 701 contains the Normandy Liquor Store, a use that is less desirable from a land use and community development standpoint, and one that does not move forward the goals of a new community in this area adjacent to the Hope VI Projects.

Allowing 3-C density on Squares 700 and 701 is not inconsistent with the Comprehensive Plan. Because of their proximity to Metrorail, higher commercial, job generating uses should be encouraged on these squares to take full advantage of the significant benefit of Metrorail. BP/C-3-C does not preclude residential development. However, it would hopefully provide incentive for commercial development in the near term that would be constant with the goal of creating a vibrant community that will attract residential development.

I applaud the work of the Commission on this long and arduous process of determining the right mix of uses, density and design for this most important area of the City. I continue to give you my support and thanks.

Sincerely,

Sharon Ambrose

Sharon Ambrose
Councilmember – Ward 6

ZONING COMMISSION
District of Columbia
Case 96-3
Exhibit 128