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Memorandum

Government of the District of Columbia

TO: Bertrand S. Thomas, Administrator
Office of Documents and
Administrative Issuances

Department, Agency, Office: Office of Zoning

FROM: Madeliene H. Dobbins
Director

Date: JUL 16 1996

SUBJECT: Publication for the Office of Zoning

Please publish the following in the D.C. Register on **FRIDAY, July 26, 1996:**

1. Zoning Commission Notice of Filing
(Case No. 96-4Z)

2. Zoning Commission Notice of Filing
(Case No. 96-5)

3. Zoning Commission Notice of Filing
(Case No. 96-3/89-1)

4. Zoning Commission Notice of Final Rulemaking
(Case No. 95-11)

5. Zoning Commission Notice of Final Rulemaking
(Case No. 95-7)

6. Zoning Commission Order No. 700-C
(Case No. 90-20F/87-4P)

7. Zoning Commission Order No. 797
(Case No. 95-7)

8. Zoning Commission Order No. 800
(Case No. 95-11)

9. Zoning Commission Order No. 656-D
(Case No. 89-15C)

10. Zoning Commission Order No. 802
(Case No. 96-3/89-1)

RECEIVED BY: _____ **DATE:** 7-18-96

brian/ljp

ZONING COMMISSION
District of Columbia
CASE NO.96-3
EXHIBIT NO.10

ZONING COMMISSION NOTICE OF FILING
Case No. 96-3/89-1
(Map Amendment & Overlay District
@ Buzzard Point-Capitol Gateway)
July 12, 1996

On March 29, 1996, the Zoning Commission for the District of Columbia received a report from the District of Columbia Office of Planning (OP). The report requested the Commission to rezone the Buzzard Point-Capitol Gateway area from C-M-2 and M to CR and W-2, and to map the Buzzard Point-Capitol Gateway Overlay District, with underlying CR, W-2 and C-3-C zone districts for the following squares and portions of Squares: "603, 605, 607, 609, 611, 612, 613, 657, 658, 660, 661, 662, E662, 664, E664, 665, 666, E667, S667, 700 through 708, E708, S708, S744, 771, 698, 699, N743, 742 and 769."

Additionally, two locations in the area, southern half of Square 601 and 656 are recommended for C-2-B zoning, and as an alternative, OP has recommended BP/C-2-B, BP/C-2-C or BP/CR. South Capitol Street from Q to M Streets, S.W. is proposed for C-2-C zoning.

This request stems from "Vision 2020", a planning document published for the area in 1992 by the OP. Vision 2020 contains information on existing conditions, Comprehensive Plan policies, a comparison of small area plans of various parts of the area, and a set of consensus policies between public and private sectors to guide planning and zoning activities affecting the future development of the area.

The Buzzard Point-Capitol Gateway area is a large and complex irregular shaped area, characterized by very large amounts of underutilized developable land. It extends from the Fort McNair (Washington Channel) on the west to the line of 15th Street, S.E. on the east and from Southeast Freeway (Eisenhower Freeway) on the north to the Anacostia River on the south. It encompasses approximately 450 acres and falls between a high density residential district and a medium density commercial district.

For additional information about this matter, call the Office of Zoning on (202) 727-6311.

Z.C. ORDER NO. 802
Case No. 96-3/89-1
(Map Amendment & Overlay District @
Buzzard Point-Capitol Gateway)
July 15, 1996

At its regular monthly meetings on April 8, 1996 and July 1, 1996, the Zoning Commission for the District of Columbia authorized a public hearing for Z.C. Case No. 96-3/89-1.

Case No. 96-3/89-1 is an initiative of the Zoning Commission in response to the Office of Planning (OP) report dated March 29, 1996, requesting the Commission to rezone the Buzzard Point-Capitol Gateway area from C-M-2 and M to W-2 and CR. C-2-B zoning has been recommended for the southern half of Squares 651 and 656, and C-2-C zoning for South Capitol Street between Q and M Streets, S.W., and as an alternative, for the southern half of Squares 601 and 656, OP has recommended BP/C-2-B, BP/C-2-C or BP/CR.

Additionally, OP recommended the mapping of a Buzzard Point-Capitol Gateway Overlay District with underlying CR, W-2 and C-3-C zone classifications for the following squares and portions of squares in the Buzzard Point-Capitol Gateway area: "603, 605, 607, 609, 611, 612, 613, 657, 658, 660,661, 662, E662, 664, E664, 665, 666, E667, S667, 700 through 708, E708, S708, S744, 771, 698, 699, N743, 742 and 769."

ANC's 6B and ANC 2D

The purpose of the rezoning proposal is to provide planning and zoning guidance for future development of the area, that will assure a mixture of uses with suitable height, bulk and design of buildings, as generally required by the Comprehensive Plan and Planning Studies for the area.

The area targeted for this rezoning initiative is bounded by the Washington Channel on the west, 15th Street, S.E. on the east, Southeast (Eisenhower) Freeway on the north, and the Anacostia River on the South. It encompasses approximately 450 acres of underutilized and developable land.

It is hereby **ORDERED** that Z.C. Case No. 96-3/89-1 be scheduled for a public hearing. A formal notice of public hearing is forthcoming.