ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING
Monday, September 12, 1996 @ 7:00 P.M.
Office of Zoning Hearing Room
441 Fourth Street, N.W. - Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 96-3/89-1 (Map Amendment & Overlay District @ Buzzard Point - Capitol Gateway)

THIS CASE IS OF INTERESTS OF ADVISORY NEIGHBORHOOD COMMISSIONS 2D AND 6B:

Zoning Commission Case No. 96-3/89-1 is the initiative of the Zoning Commission at the request of the District of Columbia Office of Planning (OP) to rezone the Buzzard Point-Capitol Gateway 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, the southern half of Square 601 and 656 are advertised for C-2-B zoning. The Commission will also consider alternative zoning for the southern portions of squares 601 and 656, which are currently zoned C-M-2, and which are advertised for rezoning to C-2-B without the BP Overlay Zone. The alternative zones that will be considered for these properties are BP/C-2-B, BP/C-2-C and BP/CR. Testimony regarding these zones should consider: the appropriate mixture of residential and commercial uses; the suitable permitted building height and bulk; and whether any special limitations should be placed on combined lot developments affecting these properties. The overall issue is that these commercially-zoned properties abut an area of R-4 zoning and existing housing to the north.

The west frontage of South Capitol Street from Q to M Streets, (Squares 751 and 753) S.W., is proposed for rezoning from C-M-1 to C-2-C.

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.

DISTRICT OF COLUMBIA
OFFICE OF ZONING

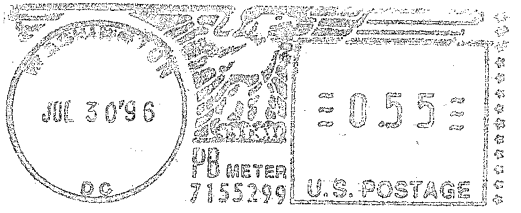
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EXHIBIT 15

ZONING COMMISSION
District of Columbia
CASE NO.96-3
EXHIBIT NO.15

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4TH STREET, N.W., SUITE 210
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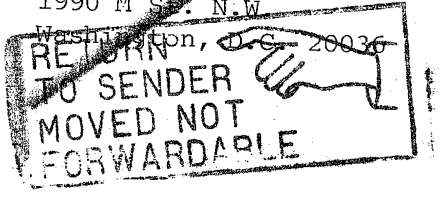
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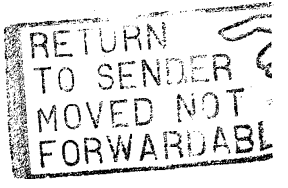


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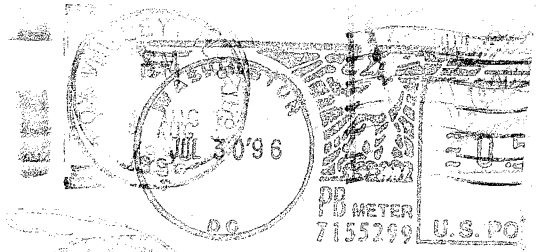
N.J. Ave. Assoc. Ltd.
1990 M St. N.W.
Washington, D.C. 20036





GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4TH STREET, N.W., SUITE 210
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