ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF RESCHEDULED PUBLIC HEARING

TIME AND PLACE: Thursday, November 21, 1996 @ 7:00 P.M., & if needed, Monday, November 25, 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 for Buzzard Point - Capitol Gateway)

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

Zoning Commission Case No. 96-3/89-1 is an initiative of the Zoning Commission at the request of the District of Columbia Office of Planning (OP) 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 the 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."

The southern portion of Squares 601 and 656 are proposed to be rezoned from C-M-2 to C-2-B, or in the alternative to BP/C-2-B, BP/C-2-C or 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. These commercially-zoned properties abut an area of R-4 zoning and existing housing to the north.

Those portions of Squares 651 and 653 that are currently zoned C-M-1 and make up the west frontage of South Capitol Street from Q to M Streets, S.W. are proposed for rezoning to C-2-C.

This Office of Planning rezoning proposal stems from "Vision 2020", a planning document published by OP in 1992 about the Buzzard Point-Capitol Gateway area. 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 irregularly shaped area, characterized by very large amounts of underutilized developable land. It extends from Fort McNair (2nd Street, S.W.) on the west to the Southeast Federal Center (First Street, S.E.) on the east and from north of M Street, S.E. on the

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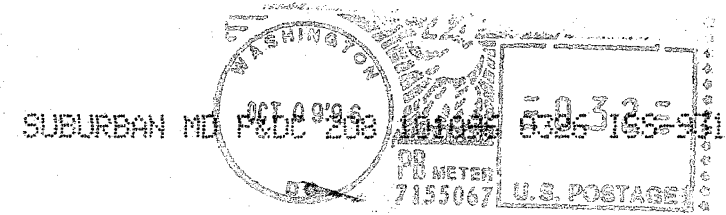
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ZONING COMMISSION
District of Columbia
CASE NO.96-3
EXHIBIT NO.33

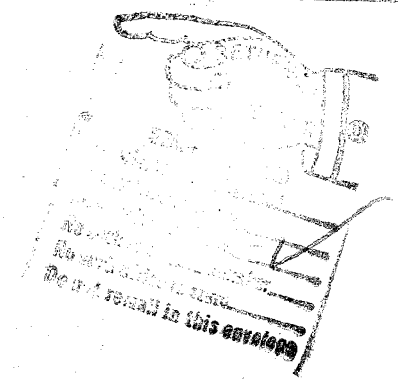
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OFFICE OF ZONING
441 4TH STREET, N.W., SUITE 210
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f Street Ltd. Partnership
Monroe Street - Suite 1401
kville, MD 20850





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Marjorie Lucas
1208 Carrolsburg Place, S.W.
Washington, D.

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