Government of the District of Columbia

ZONING COMMISSION

OPENING STATEMENT

Case No. 96-3/89-1
(Map Amendment & Overlay District @ Buzzard Point - Capitol Gateway)
Thursday, November 21, 1996 @ 7:00 P.M.

Good evening ladies and gentlemen, I am Jerrily R. Kress, Chairperson of the Zoning Commission for District of Columbia. Joining me this evening are Commissioners Bennett, Croft, Parsons, and Franklin. I declare this hearing open.

The case that is the subject of this hearing is Zoning Commission Case No. 96-3/89-1. Case No. 96-3/89-1 is an initiative of the Zoning Commission for the District of Columbia resulting from a petition by the District of Columbia Office of Planning (OP) to amend the District of Columbia Zoning Regulations, and Map.

The OP requested the Commission to rezone various squares and portion of squares in the Buzzard Point - Capitol Gateway Area and to map the Buzzard Point - Capitol Gateway Overlay District.

This rezoning proposal stems from "Vision 2020", a planning document published by OP in 1992 about the Buzzard Point-Capitol Gateway area, which contains information on existing conditions,

ZONING COMMISSION
CASE No. 96-3/89-1
EXHIBIT No. 46

ZONING COMMISSION
District of Columbia
CASE NO.96-3
EXHIBIT NO.46

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 north to the Anacostia River on the south. It encompasses approximately 108 acres (excluding street rights-of-way). The area lies between a medium-density residential district to the northwest and a medium-high density commercial district to the north.

The public hearing for this case was scheduled for September 12, 1996. The hearing was cancelled and rescheduled. A notice of the rescheduled public hearing for the case was published in the D.C. Register on October 4, 1996 and in the Washington Times on October 11, 1996.

The hearing will be conducted in accordance with the provisions of Section 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning.

The order of procedure will be as follows:

1. Preliminary matters:

Certification of the maintenance of posting

2. Report of the Office of Planning

3. Report of other government Agencies

4. Witnesses per the witness list

The Commission will adhere to this schedule as strictly as possible.

Those presenting testimony should be brief and nonrepetitive. If you have a prepared statement, you should give copies to staff and orally summarize the highlights. Please give us your statement before summarizing.

Each individual appearing before the Commission must complete two identification slips and submit them to the reporter when you make your statement. If these guidelines are followed, an adequate record can be developed in a reasonable length of time.

os96-3/89-1/VCE/LJP