CPC/Citizens Planning Coalition

28 Sixth Street SE, Washington DC 20003, 543-0587

OFFICE OF ZONING DISTRICT OF COLUMBIA
'97 JAN 24 P4:21

Ms. Jerrily Kress, Chair
DC Zoning Commission
441 Fourth Street NW, Suite 210
Washington, DC 20001

23 January 1997

Dear Ms. Kress:

Re: Zoning Commission Case 96-3\89-1 (Map Amendment and Overlay at Buzzard Point)

As you may be aware, the Citizens Planning Coalition is a city-wide, grass-roots organization founded in 1980 to foster sound planning that is consistent with the L'Enfant and McMillan plans in Washington DC. The organization participated in formulating the Comprehensive Plan and works to ensure that development is consistent with the Plan. It is an important part of our mission to ensure that public officials make land use decisions in the best interests of the people who live in the District of Columbia.

It has come to our attention that Buzzard Point is one of the components of "Target Area 3" of a federally designated "Enterprise Community" in the District of Columbia. It is our understanding that this designation and the federal benefits relating to it were not brought to the attention of the Zoning Commission at the November hearing on the re-zoning of Buzzard Point. It also appears from a review of the federal application criteria for Enterprise Communities that the current industrial zoning may have been a factor in helping the District obtain the Enterprise Community designation. The DC Enterprise Community "Strategic Plan Summary," which is based on **the city's application for designation, states on page 4 that "Buzzard Point has strong development potential due to its** proximity to the center of Washington, DC and because it houses Fort McNair and **prime vacant industrial land."**

This being the case, we strongly urge that the Zoning Commission not re-zone Buzzard Point since:

- a primary purpose of the Enterprise Community program is job creation;
- in the area surrounding Buzzard Point many residents are on public assistance;
- under welfare reform these people will be required to get jobs;
- industrial concerns can provide relatively well paying jobs for those with limited skills;
- this is one of the few remaining industrially-zoned areas of the city; and
- we are now experiencing and will continue to experience a surplus of office rental space.

We therefore recommend that the Office of Planning develop plans to make the area into a first class industrial park.

Sincerely,

M Farrell

Mary Farrell
Chair

ZONING COMMISSION
CASE No. 96-3
EXHIBIT No. 77

1/24/97