



Government of the District of Columbia
Advisory Neighborhood Commission 6C

April 18, 2007

Ms. Carol Mitten, Chairperson
 D.C. Zoning Commission
 D.C. Office of Zoning
 41 Fourth Street N.W. Suite 200 S
 Washington, D.C. 20001

D.C. OFFICE OF ZONING

RECEIVED

2007 APR 24 PM 2:37

Re: Case # ZC 05-37, application by the Louis Dreyfus Corporation to construct a mixed use commercial-residential structure at the site of Second Street and extending to the 200 block of H Street N.E.

Dear Ms. Mitten:

On April 11, 2007, at the Advisory Neighborhood Commission 6C's duly noticed, regularly scheduled monthly meeting, with a quorum of nine commissioners present and voting, the matter of the 200 H Street N.E. PUD came before us.

After a lengthy discussion, with the community and 6C commissioners participating, the following motion was made, seconded, and approved unanimously by all nine commissioners:

1. ANC 6C supports the concept of mixed use development at the Dreyfus site, but opposes the upzoning and associated height and density that has been requested by the developer.
2. ANC 6C at this time can neither support nor oppose the design of the project, but notes that there exists an opportunity for an ongoing negotiation process that appears to be working and that could result in an improved design. This process should be allowed to continue because this is the first case to involve application of the H Street Design Requirements and Design Guidelines in a case before the Zoning Commission. To the extent that the ongoing process can simplify the application of the H Street Design Requirements and the 59 separate H Street Design Guidelines, it is in the interest of everyone to do so. The future of the community, the H Street overlay that we worked so hard to achieve, and H Street development are at stake for years to come, and it is a process that should not be rushed.
3. ANC 6C at this time can neither support nor oppose the amenities that have been proposed by the developer in draft form, and they are currently under discussion. This process should be encouraged to continue with the goal of producing an amenities package commensurate with the scope of the project. The current amenities proposal is inadequate with respect to the height and density being proposed.

Please reply to ANC 6C at P.O. Box 77876, Washington, D.C. 20013-7787 Tel (202) 547-7168

ZONING COMMISSION
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Please note in addition that during the months Dreyfus claims it was meeting with the "community," the community in this case was a small, developer-selected group that included a former ANC 6C commissioner who occasionally attended these meetings, was not adequately representing the concerns of the community, and did not relay information to the ANC.

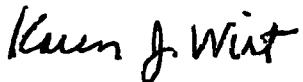
Moreover, we just learned that on April 17, 2007, the developer produced its "final revised submission with renderings," which the ANC 6C commissioners did not see at the April 11 meeting. From this alone, it is clear that ANC 6C has not been fully informed. The full 6C Commission does not meet again until May 9, two days after the Zoning Commission hearing, and too late to have the opportunity to weigh in on this April 17 submission.

For all the points above, it is imperative that negotiation be allowed to continue to resolve many aspects of this multi-faceted developer's proposal that will impact our neighborhood for years to come.

We respectfully ask for a continuance to allow the barely begun, three-way, ANC 6C negotiations to continue with the developer and the affected community.

Commissioner Ryan Velasco will represent ANC 6C at the hearing on May 7, 2007.

On Behalf of the Commission,



Karen Wirt
ANC 6C chairperson

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Advisory Neighborhood Commission 6C

Fax Cover Sheet

Date: 4/24/07

Time: 2:30 pm

2007 APR 24 PM 2:35
D.C. OFFICE OF ZONING

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To:

Name Mrs. Donna Hanouck
Office
Re Case # 05-37

From:

Name Karen Wirt

Phone
Fax (202) 727-6072

Phone (202) 727-8479
Fax

Message:

FYI- ANC 6C's letter re case #05-37. Please
be sure this gets into the jacket. Thanks.