GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

BZA
Case No. 16618
Exhibit No. 50

December 1, 2000

Ms. Sheila Cross Reid, Chairperson
District of Columbia Board of Zoning Adjustment
441 4th St., NW
Washington, DC

DISTRICT OF COLUMBIA
DEC -4 P3:17

Re: Office of Planning Report on BZA Application No. 16618

Dear Ms. Reid:

The Board of Zoning Adjustment (BZA) is scheduled to hear this case, concerning an application for variances by the Phillips Collection, on Tuesday, December 5, 2000. The Office of Planning (OP) will not be submitting a report prior to the hearing. We are delaying submission of our report, at the suggestion of the applicant, in order to give OP, the Department of Public Works, the applicant and, possibly, ANC 2-B, additional time to consider traffic and parking information only recently submitted by the applicant. It is critical that this information be properly evaluated, and that the practicality and feasibility of possible mitigation measures be determined.

In order to accommodate both the applicant's desires for expeditious review of the case, as well as the government's desire for thorough review of the case, OP and the applicant agree that it would be best for the applicant to be able to present its case before the BZA on December 5, and that OP's presentation take place during a continuance of the case. It is OP's understanding that the applicant understands a date for such a continuance may not be available until March, 2001, and that the applicant will be asking the Board to agree to such an arrangement for a continuance

Over the last two months, the Office of Planning (OP) has had extensive discussions with the applicant, ANC 2-B, and individual neighbors of the Phillips Collection. In response to concerns raised by the ANC, neighbors, adjacent institutions, and OP, the Phillips has very recently modified both a portion of the physical plans for its proposed addition, as well as some of the measures it proposes to mitigate possible negative impacts. Unfortunately neither OP, DPW nor, we understand, the ANC, have had adequate time to study the proposed changes. OP has not been able to determine if the final plans meet the practical difficulty tests required for the variances or avoid significant harm to the

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neighborhood, or to the intent of the zoning regulations. DPW has been unable to complete a transportation analysis. (See attached letter).

The Phillips Collection is one of the institutions that make Washington one of the great cities of the world. The Office of Planning would like to be able to support the Phillips' application but will not be in a position to determine its position until DPW has completed its transportation analysis. We ask the BZA to concur with the applicant's suggestion that the applicants be allowed to make its presentation on December 5, but that the case be continued before the presentation of the Office of Planning.

Very truly yours,

Ellen McCarthy,
Deputy Director, Development Review Division

Attachment

C: Jay Gates, Michael Cain, Richard Rutledge, Phil Feola, Stephen Gell, Kyle Pitsor, Vince Micone