GOVERNMENT OF THE DISTRICT OF COLUMBIA

# Advisory Neighborhood Commission 2E

**Representing the communities of Burleith, Foxhall-MacArthur, Georgetown and Hillandale**
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D.C. BOARD OF ZONING
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April 6, 2001

Board of Zoning Adjustment
Suite 210
441 Fourth Street, NW
Washington, DC 20001

Dear Members of the Board:

At its February 27, 2001 regular scheduled meeting, which was duly noticed and at which a quorum was present, the following resolution was passed by the ANC 2E:

**With regard to 3100 South Street, Incinerator Project, Application No. 16702:**

Whereas, Millennium Georgetown Partners, LLC ( "EastBanc" ) has previously received approvals for the development of the " Georgetown Incinerator Site (" the Project" ), with the support of this Advisory Neighborhood Commission, for residential, retail, hotel and theater uses; and

Whereas, the Project provides for the preservation of the Brickyard Hill House, an historic landmark, and two other historic structures, the provision of substantial underground parking, the rehabilitation of the Incinerator, and the maintenance of an alley vista; and

Whereas, a confluence of factors unique to the site, including economic conditions affecting theater management and distribution companies, has created an impediment to providing the theater uses on the site without the subsidies for such a use by EastBanc; and

Whereas, EastBanc has proposed the provision of six additional housing units and parking on the site as a means of subsidizing the theatre uses;

However ANC 2E is very concerned about the added massing of the revised project and strongly urges The Commission of Fine Arts and Old Georgetown Board to consider requiring revisions regarding height and sight lines, especially along Wisconsin Avenue and 31st Street.

BZA
Case No. 16702
Exhibit No. 29

COMMISSIONERS:

Scott Polk, District 1 Len Levine, District 2 Peter Pulsifer, District 3 Justin Kopa, District 4
Justin Wagner, District 5 Bill Starrels, District 6 Tom Birch, District 7 Mark Ryan, District 8

Board of Zoning Adjustment
District of Columbia
CASE NO.16702
EXHIBIT NO.29

Therefore, with the exception of the concern noted above, upon which the ANC 2E must rely on the expertise of the Commission of Fine Arts and Old Georgetown Board, ANC 2E does not object to the redesign of the Project and the area variances sought by EastBanc before the Board of Zoning Adjustment, the Commission of Fine Arts and Old Georgetown Board.

Sincerely,

Peter Pulsifer
Chair, ANC 2E