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Mrs. Barbara F. Kahlow
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2555 Pennsylvania Avenue, N.W.
Washington, DC 20037

April 16, 2001

Chairman Sheila Cross Reid & Members
Board of Zoning Adjustment
441 – 4th Street, N.W.
Washington DC 20001

RE: Georgetown Incinerator Project, BZA Case #16702, 4/17/01 hearing

Dear Members of the Board:

I am writing in support of the application by Millennium Georgetown Partners, LLC for variances from the height and floor area ratio (FAR) limitations of the zoning regulations (BZA #16702). As a West End neighbor, I spoke in support of these variances at the February 27, 2001 meeting of the Georgetown Advisory Neighborhood Commission.

I understand that the movie theater industry is having problems and that many chains, including Loews and Cineplex/Odeon, have filed Chapter 11 bankruptcy. I further understand that Loews was supposed to have been the theater tenant for the 14-screen Georgetown Incinerator project and, as such, was to have paid not only rent but also build-out costs for the theater interior.

I understand that Millennium now is seeking approval to add a 10-foot high floor to the condominium portion of the site in order to generate funds to pay for the build-out of the theaters (which Loews would have paid prior to its bankruptcy). The two condominium buildings will sit behind the historic and hotel buildings along South Street and will front above the Whitehurst Freeway, covering approximately 25 percent of the site area of the project. With this project change, Millennium will be able to retain Loews or another theater chain to operate under a management agreement, thus maintaining the desirable theater use in the project.

I believe that the increased height and density sought by Millennium are acceptable, and that the proposed project was appropriately designed to respect the surrounding historic district, as well as to complement the historic buildings being preserved and included in the development. Additionally, I believe that Millennium has been sensitive to the parking needs of the area by including more parking than is required by current zoning.

I look forward to the development of the Incinerator site, which has remained vacant for over 20 years, and the additional residential, hotel, retail and theater uses it will bring to Georgetown.

Sincerely,

Barbara F. Kahlow

BZA
Case No. 16702
Exhibit No. 37

Board of Zoning Adjustment
District of Columbia
CASE NO.16702
EXHIBIT NO.37