THE CITIZENS
ASSOCIATION
OF GEORGETOWN

May 13, 1998

Mr. Anthony Lanier
East Banc, Inc.
1815 Pennsylvania Avenue, N.W.
Suite 1200
Washington, D.C. 20006

re: Georgetown Incinerator Site Project

Dear Mr. Lanier:

Thank you for joining us at the regular monthly membership meeting of The Citizens Association of Georgetown on May 11, 1998, and your presentation on the Georgetown Incinerator Site project. This is the third time in the past year that you have provided our members with an opportunity to review your proposals. It is a significant project and the community is following it with a great deal of interest.

Recognizing the commitment you have made to the sensitive treatment of the historic resources at the Incinerator Site, the following resolution was unanimously passed by our membership at the May 11th meeting:

> *In consideration of the sensitive treatment of the historic resources at the Incinerator Site and the initial approval given by the Old Georgetown Board at its May 7, 1998 meeting, The Citizens Association of Georgetown supports the project in concept, subject to any further refinements that address the concerns of the Old Georgetown Board of the Commission on Fine Arts.*

We expect to see the project come before us again as the conceptual plan is further defined, and appreciate your efforts to keep the community informed of your plans.

Sincerely,

Barbara Woodward

Barbara Woodward
President

cc: Mr. Roberto Duke

3222 N Street, N.W.
Washington, DC 20007
TEL: 202-337-7313

Board of Zoning Adjustment
District of Columbia
CASE NO.16702
EXHIBIT NO.71A4

TESTIMONY OF
PAUL J. COHN, PRESIDENT
GEORGETOWN BUSINESS & PROFESSIONAL ASSOCIATION

BEFORE THE D.C. COUNCIL
COMMITTEE ON ECONOMIC DEVELOPMENT
CHARLENE DREW JARVIS, CHAIR

THURSDAY, MAY 14, 1998

Good afternoon Madame Chairperson and members of the Committee. My name is Paul J. Cohn, and as President of the Georgetown Business & Professional Association, I represent a membership of nearly 300 business entities located in or doing business in Georgetown.

I am here today to express our support for the ***Georgetown Incinerator Project*** and to urge the Committee to approve the resolution #PR12741 ("The Disposition of Lot 824 in square 1189 to the Millennium Georgetown Development L.L.C Approval Resolution of 1998").

Millennium Georgetown Development (in conjunction with it's partners EastBanc and Anthony Lanier) have become a leader in the revitalization efforts of the Georgetown business community lending support for the creation of a Business Improvement District in Georgetown and taking great care to consider the

community as a whole when developing a project in our historic district. We have every reason to believe that the development of this property -- a vacant eyesore since the 1970s -- will be with the same integrity and care that they have shown in the past.

Further, the plans for this project have been carefully laid out, thoughtfully devised and presented to the community, and have received conceptual approval by the Old Georgetown Board, after undergoing the closest scrutiny by the DC HCD (Design Review Committee), the ANC, CAG, and neighboring Grace Church. It will be up for conceptual approval by the Commission of Fine Arts on May 21.

The members of the Georgetown Business & Professional Association want to emphasize that the project will only enhance the improvements that are already taking place throughout the Georgetown commercial district. We urge the Council to continue to support this effort by passing PR12741 without hesitation.

Thank you for this opportunity to address you today on this matter.

Government of The District of Columbia
Advisory Neighborhood Commission
2E
3265 S Street, NW – Washington, D.C. 20007
Telephone 202-338-7427
Fax 202-338-0279

May 5, 1998

Mr. J. Carter Brown
Chairman
Commission of Fine Arts
Old Georgetown Board
441 F Street, NW – Suite 312
Washington, D.C. 20001

Dear Mr. Brown:

ANC 2E held a special meeting on Tuesday, April 28th at St. John's Church regarding the Georgetown Incinerator Site development by Millennium Georgetown Development, LLC. The ANC passed the following motion by a unanimous vote:

> **ANC 2E has no objection to the subdivision and closing of Copperthwaite Alley, provided that the Brick Yard Hill houses and the red frame house on Copperthwaite Lane be restored and preserved somewhere on the development site; and, the developer return to ANC 2E for approval when the design is further detailed.**

Sincerely,

Jonda McFarlane
Chairman

Cc: Commissioners
Anthony Lanier
Office of Planning

Advisory Neighborhood Commission 2E

3265 S St. NW - Washington, D.C. 20007
Telephone 202-338-7427
Fax 202-338-7427

TO: John McGaw

Fax # _____

FROM: Marcia Sheridan

DATE: 5-15-98

RE: Attached are two letters sent by the ANC regarding the Georgetown Incinerator Site that should be placed in your "Incinerator Sale" file per Jonda McFarlane

There are _____ pages in this transmission, including the cover sheet.

Cynthia Anthony
Commissioner, Advisory Neighborhood Commission 2-E, District 7
3328 S St. NW • Washington, D.C. 20007 – Telephone and Fax: 202-333-7127

May 6, 1998

Mr. Roberto Duke
D.C. Office of Planning
415 12th St., N.W.
Washington , D.C. 20004

Dear Mr. Duke:

We are writing regarding the Georgetown Incinerator Site project being developed by Mr. Anthony Lanier of East Banc . ANC 2E notes with appreciation Mr. Lanier's offer to provide a meaningful parking discount to movie patrons at the incinerator project.

Sincerely,

Cynthia Anthony, ANC 2E-07

Wesley Byrd, ANC 2E-04

Judith Dollenmayer, ANC 2E-01

James Fogarty, ANC 2E-03

Fran Goldstein, ANC 2E-02

James Linen, ANC 2E-08

Linda McFarlane, ANC2E-06

cc: Mr. Anthony Lanier
Mr. Austin Grell

COUNCIL OF THE DISTRICT OF COLUMBIA
441 4th Street, N.W.
Washington, D.C. 20001

Memorandum

To: Members of the Council

From: Phyllis Jones. Secretary to the Council

Date: April 27. 1998

Subject: Referral of Proposed Legislation

Notice is given that the attached proposed legislation was introduced in the Office of the Secretary on April 24, 1998. Copies are available in Room 714, the Legislative Services Division.

TITLE: "Disposition of Lot 824 in Square 1189 to Millennium Georgetown Development L.L.C. Approval Resolution of 1998", PR 12-741

INTRODUCED BY: Chairman Cropp at the request of the Mayor

The Chairman is referring this legislation to the Committee on Economic Development.

cc: General Counsel
Legislative Services Division

'98 ABR 24 P5:23

THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20001

MARION BARRY JR
MAYOR

April 24, 1998

The Honorable Linda W. Cropp
Chairman
Council of the District of Columbia
441 4th Street, N.W., Room 704
Washington, D.C. 20001

Dear Chairman Cropp:

Pursuant to the "Disposal of District Owned Surplus Real Property Amendment Act of 1989" (D.C. Law 8-96), I am transmitting for review by the Council of the District of Columbia a proposed Land Disposition Agreement regarding the sale of property located in Ward Two on Lot 824 in Square 1189, between 31st Street, South Street, Wisconsin Avenue, and K Street, in Northwest, known as the Georgetown Incinerator Property, to the Millennium Georgetown Development L.L.C.

The Land Disposition Agreement was negotiated as part of the development proposal submitted by Millennium Georgetown Development L.L.C. in response to a Request for Proposals for the redevelopment of the Georgetown Incinerator Property. The Department of Housing and Community Development, on behalf of the District Government, is managing the disposition of the Georgetown Incinerator Property for redevelopment. Millennium Georgetown Development L.L.C. proposes to purchase Lot 824 for the purpose of building a comprehensive mixed use development (requiring Large Tract Review) that adaptively reuses the Incinerator Building and, in combination with all the remaining property in Square 1189, consists of a 450 space public parking garage, 100,000 square feet of condominium apartments, a 125 room boutique hotel, a 2,200 seat multi-theater art cinema and 75,000 square feet of retail space.

Development of this property will remove a major eyesore that has been vacant and unused since the closure of the old incinerator in the 1970s and create adaptive new uses that return it to producing income, sales and property tax revenue for the District. The project development will produce many market rate housing units, provide badly needed public parking, add high quality retail space and add a much needed art cinema complex to fill the void left by the recent closure of both the Key and Biograph Theaters.

Chairman Linda W. Cropp
at the request of the Mayor

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

Chairman Linda W. Cropp, at the request of the Mayor, introduced the following resolution, which was referred to the Committee on _____.

To approve the negotiated Land Disposition Agreement (Sales Contract) for the sale of Lot 824, located in Square 1189, to Millennium Georgetown Development L.L.C.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that this resolution may be cited as the "Disposition of Lot 824 in Square 1189 to Millennium Georgetown Development L.L.C. Approval Resolution of 1998".

Sec. 2. The Council of the District of Columbia has reviewed and approved the negotiated Land Disposition Agreement for the sale of Lot 824 in Square 2560 by the Department of Housing and Community Development to the Millennium Georgetown Development L.L.C.

Sec. 3. The Secretary to the Council of the District of Columbia shall transmit a copy of this resolution, upon its adoption, to the Mayor of the District of Columbia.

Sec. 4. This resolution shall take effect immediately.

A draft Proposed Resolution and Project Proposal Summary are enclosed for your use. Thank you for your assistance in this matter.

Sincerely,

Marion Barry, Jr.
Mayor

Enclosures

cc: The Honorable Jack Evans
The Honorable Charlene Drew Jarvis