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September 21, 2001

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D.C. BOARD OF ZONING
2001 SEP 21 PM 2:52

Hand Delivery

Sheri Pruitt
Office of Zoning
Room 210
441 4th Street, N.W.
Washington, D.C. 20001

Re: BZA No. 16757, Application of Jemal's Lofts, LLC

Dear Ms. Pruitt:

Responsive to the Board of Zoning Adjustment's request made yesterday at the public hearing in the above-referenced matter, enclosed please find a copy of the letter of support issued by ANC 2C on December 7, 2000. The letter, which was submitted to the Zoning Commission as part of its consideration for the planned unit development application for the former Woodward & Lothrop building at 1025 F Street, N.W. (Zoning Commission Case No. 00-33C), specifically notes the ANC's support for the development of residential with ground floor retail at 910-916 F Street, N.W. as an amenity to the proposed PUD.

Please be so kind to include this letter of support in the official record for BZA Case No. 16757. Thank you for your attention to this matter. Please feel free to call with any questions.

Very truly yours,

HOLLAND & KNIGHT LLP

Dennis R. Hughes

Enclosure
cc: Paul Millstein

BZA
Case No. 16757
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.16757
EXHIBIT NO.27

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 2C
Shaw Terrell Community Center
First & Pierce Street, N.W.
Washington, D.C. 20001
(202) 842-2037 . (202) 371-2959 Fax

December 7, 2000

OFFICE OF ZONING
DISTRICT OF COLUMBIA
00 DEC 18 AM 8:29

Hand Delivery

D.C. Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: Woodward and Lothrop Project
10th & F Streets, N.W., Square 346 and
Related Developments (Zoning Commission Case No. 00-33C)

Dear Members of the Commission:

This letter is to advise the Zoning Commission of ANC 2C's unanimous action to support the project listed above, at its duly noticed December 6, 2000 public meeting, at which a quorum was present by a vote of four in favor and none opposed. The ANC Commissioners heard presentations on this project from the representative of the Applicant at both the October and November public meetings.

Redevelopment of the Woodward and Lothrop site is of importance to the residents of the ANC. The ANC recognizes and supports the three part proposal before the Commission: (1) the proposal to develop the Woodward and Lothrop building itself with the equivalent of a minimum floor area ratio (FAR) of 2.0 for retail uses, and possibly arts uses, with the remainder of the building being available for office use or other permitted uses; (2) the development of 910-916 F Street for market-rate apartment use with ground floor retail; and (3) reserving for residential use, with potential ground-floor retail, a parcel of approximately 29,000 square feet at 4th Street and Massachusetts Avenue, N.W., on the east side of Square 517. The ANC believes that this combination of projects and amenities will be of benefit to the local community and the City.

The ANC 2C community looks forward to the near-term redevelopment of the Woodward and Lothrop building, the redevelopment of the 910-916 F Street project and the ultimate redevelopment of the Square 517 property, when conditions permit, for residential purposes with ground floor retail.

The ANC Commissioners recognize that the 910-916 F street project and Square 517 project will be developed in accordance with the requirements of and taking advantage of the incentives provided in the DD Overlay. The ANC supports DD incentives being available for all three sites.

Thank you for your consideration of the position of ANC 2C in this project.

Very truly yours,

Norma Dana, Vice Chair
ANC 2C

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