FORT LINCOLN CIVIC ASSOCIATION, INC.
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January 23, 2003

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D.C. OFFICE OF ZONING
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D.C. Zoning Commission
One Judiciary Square
441 4th Street, N.W., Suite 210 South
Washington, D.C. 20001

Re: Zoning Commission Case No. 02-33

Dear Commissioners:

The public hearing in the above-numbered case was held and concluded on November 25, 2002. The record was left open to receive community comments at a meeting to be held by the Fort Lincoln Civic Association, Inc. (FLCA) on December 19, 2002. Because of its closeness to the holiday, the community meeting was re-scheduled from December 19th to January 16, 2003. The FLCA distributed over 1,000 newsletters noticing the new meeting date.

Representatives of the Office of Planning (OP) and the National Capital Revitalization Corporation (NCRC) presented the case to residents. Residents posed varying questions regarding:(1) a lack of an identifiable process that includes residents in reviewing the Fort Lincoln Urban Renewal Plan (FLURP) and individual projects;(2) the pattern of zoning for the FLURP;(3) the need for additional zoning approval;(4) the impact of commercial development permitted by the plan on non-commercial uses particularly traffic, and;(5) consistency of the proposed site plan with the FLURP. Community review of this case was not in the context of the FLURP, but a reaction to years of not being informed or involved in the development process. There was no overview of the FLURP since it was amended nine years ago. Therefore, residents overwhelmingly voted to recommend denial of the petition for the following reasons:

1. The need for a comprehensive plan for zoning all of the FLURP Area, and

2. The proposed development (a regional mall) appears to be inconsistent with the FLURP. The community would like to have time to have a full analysis done of whether the rezoning violates the FLURP.

Sincerely,

Reginald Lyons
President

Zoning Commission
District of Columbia
Case 02-33
Exhibit 18

ZONING COMMISSION
District of Columbia
CASE NO.02-33
EXHIBIT NO.18