RLARC

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Carole Mitten
Chairman, Zoning Commission
District of Columbia Office of Zoning
441 4th Street, NW
Suite 210 South
Washington, DC 20001

January 23, 2003

Re: Zoning Commission Case No. 02-33 - Fort Lincoln Map Amendment

Dear Chairperson Mitten and Zoning Commissioners,

At the Zoning Commission (ZC) hearing on November 25, 2002 concerning the above referenced matter, the ZC requested that the RLARC and the Office of Planning (OP) meet with the Ft. Lincoln Civic Association (FLCA) prior to ZC issuing its ruling. In response to the ZC's request, RLARC and OP representatives attended the January 16, 2003 FLCA meeting to inform the association why the map amendment was necessary

On November 25th, I testified to the ZC that the proposed amendment would rezone the subject parcel to C-2-B, which permits the development of a Retail/Shopping Area in conformance with the Ft. Lincoln Urban Renewal Area Plan (URAP). In addition to establishing conformance with the URAP, the proposed amendment conforms the subject site to its defined uses per the District's Comprehensive Plan. Aakash Thakkar and I, representing RLARC, and Jennifer Steingasser and Deborah Crane, representing OP, presented these facts to the FLCA on January 16th and provided ample time for questions and answers.

We stated throughout the meeting that the proposed amendment had no bearing on the future development plans for the site and that the amendment would be a technical change necessary to implement the duly approved URAP. The FLCA requested that NCRC and OP involve it with any future development plans for the site. RLARC and OP have every intention of providing opportunities for the FLCA and other community organizations to participate in the development process as it moves forward.

As time is of the essence, we ask that the ZC issue a ruling on this matter on February 10, 2003, as scheduled at the November meeting. We further ask that the ZC approve the proposed amendment based on RLARC's and OP's November testimony and RLARC's and OP's compliance with the ZC's request. Please call me at 202-530-2472 with any questions.

District of Columbia
Case 02-33
Exhibit 19

Sincerely,

Simone Goring
NCRC Senior Development Director, On behalf of RLARC

CC: Jennifer Steingasser, Manager, Development Review Division, Office of Planning
Charles King, Acting Executive Vice-President, RLARC

ZONING COMMISSION
District of Columbia
CASE NO.02-33
EXHIBIT NO.19

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