RLARC

02-33

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March 4, 2003

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

Dear Chairperson Mitten and Zoning Commissioners:

I am writing to thank the Zoning Commission (ZC) for its approval of the Fort Lincoln Map Amendment at the ZC Hearing on Monday, February 24, 2003. We appreciate the trust you placed in our organization to direct the ultimate development plan for the Washington Gateway project. We understand the importance of this site as the gateway to the nation's capital and will make sure that it is developed to the highest standards possible.

We are forming an interagency team comprised of the RLARC, the Deputy Mayor for Planning and Economic Development (DMPED), the Office of Planning (OP), the Department of Transportation (DDOT), the Department of Public Works (DPW) and other relevant agencies to review preliminary, initial and final development team submissions for the site. ZC members voiced concerns around storm water management, the inclusion of sufficient neighborhood retail options, and the planning and design displayed in the preliminary concept plan. We realize that this site is a prime entry point into the District and we share the ZC's concerns. Our leadership of the interagency review process and the mandatory National Capital Planning Commission (NCPC) review of development plans will ensure a high-quality, contextual, and aesthetically pleasing retail development. The development will serve Ft. Lincoln and District metropolitan area residents while fulfilling a significant economic development objective for the District.

We will continue to work with the development team until we are confident that the proposed development meets both the needs of Ft. Lincoln residents and the standards of our Federal City. Again, thank you for your vote of confidence.

Sincerely,

Theodore N. Carter
President and CEO

cc: Simone Goring, Senior Development Director, NCRC
Charles King, Acting Executive Vice-President, RLARC

ZONING COMMISSION
District of Columbia
Case 02-33
Exhibit 21

ZONING COMMISSION
District of Columbia
CASE NO.02-33
EXHIBIT NO.21