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October 25, 2002

NORMAN M. GLASGOW, JR.
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VIA HAND DELIVERY

The Honorable Carol J. Mitten, MAI
Chairperson
Zoning Commission of the District of Columbia
One Judiciary Square – Suite 210
441 Fourth Street, NW
Washington, DC 20001

Re: Regarding Possible "Set Down" of Case No. 02-36 (Columbia Hospital Overlay – Square 25 Lot 806)

Dear Madam Chairperson and Members of the Commission:

The law firm of Holland & Knight LLP, through the undersigned, represents the land use interests of the present owner of the Columbia Hospital site, Trammel Crow. The site is located in the southern portion of Square 25 (24th and 25th Streets form its eastern and western edges, L Street forms its southern edge). It is presently developed with the Columbia Hospital for Women's facility.

Our client closed on the property about a month ago and is considering the best ways in which to develop it. We have already started to discuss this with representatives of Advisory Neighborhood Commission 2A and Foggy Bottom Association.

The tentative agenda for your October meeting, rescheduled to October 28, references a report from the Office of Planning that impacts this site. We received a copy of the Office of Planning ("OP") report late Thursday, October 24. We have been in contact with OP and have suggested that the matter not be considered for set down until the November 18th Public Meeting. We will be meeting with OP on November 1st and are continuing to meet with the community. We will be in a better position to respond to the proposed overlay at that time.

ZONING COMMISSION
District of Columbia
Case 02-36
Exhibit 2

ZONING COMMISSION
District of Columbia
CASE NO.02-36
EXHIBIT NO.2

We would like the opportunity to consider the implications of whatever the Office of Planning recommends to you after which we would provide you our comments on their proposal as it relates to our client's site. We expect we could accomplish this in time to submit our reaction prior to your November meeting, currently set for Monday, November 18, 2002.

We will, of course, keep the Office of Planning informed as to our discussions with the community and consult with them about the development we will ultimately seek to put in place. We will then know if rezoning, with or without this or other overlays, a map amendment, or rezoning combined with a Planned Unit Development ("PUD") is the best means by which to secure appropriate rights to utilize the property for the benefit of the District, current and future residents, the surrounding community, and the land owner.

In the meantime, formally proposing to overlay the present zoning of the site with HDRR's (potential) requirements would, in our view, be premature under the present circumstances.

Lastly, we do not believe a slight delay in considering the set down would prejudice any private, public or community interest.

Thank you.

Very truly yours,

HOLLAND & KNIGHT LLP

Norman M. Glasgow, Jr.

cc: Office of Planning
ANC 2A
Foggy Bottom Association

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