

WILLIAM H. PHILLIPS & COMPANY, L. L. C.
148 F STREET, S.E.
WASHINGTON, DISTRICT OF COLUMBIA 20003-2603

VOICE: 202-543-6232 - FAX: 202-543-4046 - EMAIL: WILLIAM.PHILLIPS.44@ATT.NET
INVESTMENT, TAX AND RETIREMENT CONSULTING

September 3, 2003

Ms. Carol Mitten
Chairman, Zoning Commission
941 North Capitol Street, NE
Washington DC 20002

Re: Case No. 03-06

Dear Madam Chairman,

I am writing to express my views on the initial zoning of the Southeast Federal Center application. I am interested in this initial zoning request because of its impact on the business and residential life of Capitol Hill.

I have had the privilege to serve as Chair of the Zoning Adjustment Board for the City of Orlando, Florida in 1972 to 1977. At the time the city was growing quite rapidly with the opening of Walt Disney World, so I am familiar with the needs of properly considering requests that have the potential to greatly change a neighborhood.

The efforts to improve the Anacostia Waterfront and the use of the land south of the Southeast/ Southwest Freeway to the river need to be strongly supported. As you know, the move of the naval personnel back to the Navy Yard has made this entire area attractive to development and careful consideration has to be given to the request.

I have reviewed the proposed plans and appreciate the extensive amount of work that has gone into them. The proposal mixes commercial, residential, retail, cultural and waterfront uses. I can appreciate the great effort that is being made to

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ensure that a vibrant community will be created with these plans. The development will provide for the needs and support of all the residents and tenants who will live and work there.

This development should be considered as an anchor to the Southeast Waterfront, one that will provide the critical mass of residents to vastly improve the area, as well as provide the city with an increased tax base.

It is important that this development be compatible with the land uses in the area immediately north of the subject property, extending to the freeway and including the Hope VI project. I also serve as the President of the Friends of Garfield Park, Inc., a non-profit corporation that has led the effort to restore Garfield Park, which is immediately north of the freeway. The potential is there for the park to serve as a northern end of a greenway through the Hope VI project through to the river. Bringing that to a reality would be a tremendous asset to the entire Capitol Hill community.

The needed density must be approved so that the community will be self-sustaining and become a part of the city that people will come to, to live and work. This critical mass is so very important if all of the development south of the freeway will become part of the larger Capitol Hill community of which it is an integral part.

The land use plans for the mixed use of commercial, residential and retail use should be approved. I urge the Zone Commission to zone the property in accord with the request of the General Services Administration.

Thank you for your attention and consideration.

Sincerely,

William H. Phillips,
President