GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission

M E M O R A N D U M

TO: Office of Planning

FROM: Alberto P. Bastida, AICP
Secretary to the Zoning Commission

DATE: February 24, 2004

RE: Z.C. Case No. 03-06 (Southeast Federal Center)

With regard to the above-referenced matter, please find attached a copy of a letter filed by The Consortium of Universities. The Consortium of Universities is requesting a text amendment to permit university use in the SEFC site.

Will the Office of Planning be able to prepare a report addressing the Consortium of Universities' concerns for the March 8th meeting? Please let me know if I can be of further assistance.

ZONING COMMISSION
District of Columbia
Case No. 03-06
Exhibit No. 63

ZONING COMMISSION
District of Columbia
CASE NO.03-06
EXHIBIT NO.63

CONSORTIUM OF UNIVERSITIES
OF THE WASHINGTON METROPOLITAN AREA

One Dupont Circle, NW, Suite 200, Washington, DC 20036-1110
(202) 331-8080 • (202) 331-7925 fax • (202) 331-7955 TTY • http://www.consortium.org

January 30, 2004

RECEIVED
D.C. OFFICE OF ZONING
2004 JAN 30 PM 4:22

Ms. Carol Mitten
Chairman
District of Columbia Zoning Commission
441 4th Street, NW
Washington, DC 20001

Dear Chairman Mitten and Members of the Commission:

Earlier this month, the Zoning Commission took action on a new zoning overlay for the Southeast Federal Center (SEFC). During your deliberations, you referenced correspondence from our organization opposing the unprecedented listing of colleges and universities as a prohibited use. We respectfully requested then and repeat now that college and university use should be considered as a special exception matter.

This letter and its attachments are intended to initiate an amendment to the SEFC regulations designating "colleges and universities" as an acceptable use subject to the Zoning Commission's normal special exception process. Due to both the irreparable damage the current regulations are causing our members and the unusual manner in which this prohibition was included in your final draft, we are seeking immediate emergency action from the Zoning Commission.

Commission members were concerned during your discussion on January 12, 2004 that an item as significant as college and university use would go un-noticed and un-objected to throughout such a long process. There is a simple explanation: This prohibition was never included in previously published versions of the proposed zoning regulations. It was never described nor discussed at any public meeting. In fact, in all the years of work on this project prior to 2003, in the original February 14, 2003 request from General Services Administration (GSA), and in last year's published records and debate before the Zoning Commission hearings in June and September, there was no proposal for prohibiting college and universities from the SEFC site.

The Consortium and the public were first made aware of the proposed prohibited use when the Zoning Commission published the proposed regulations for a final time in late 2003 with comments due back by December 28, 2003. Upon reviewing those proposed regulations and seeing the prohibition for the first time, the Consortium promptly contacted the Zoning Commission with our objection and concerns.

ZONING COMMISSION
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Case No. 03-06
Exhibit No. 62

The college and university prohibition was introduced by the District's Office of Planning (OP) in an August 3, 2003 document without explanation or attention. It is noted that this change was not in the original GSA proposed overlay. Although the August 3 changes were described as "refinements and clarifications," obviously this unprecedented prohibited use goes much further. It should have been highlighted and the subject of timely deliberation and decision by the Zoning Commission.

But that didn't happen and the Zoning Commission passed the regulations with the undebated provision. That was not right, and we respectfully ask the Zoning Commission to take immediate corrective action. An emergency amendment is required.

The release of the Zoning Commission SEFC overlay regulations is a critical milestone for the project. Developers and interested parties have been following SEFC's progress very closely and are eagerly preparing proposals to quickly advance this project. The prohibition against college and university use is preventing these parties as well as Consortium members and other higher education institutions from exploring options that include this type of use. That needs immediate attention.

Throughout the District (except for WO areas), college and universities are at least special exception uses. While the specifics and details of a particular plan are properly subject to Zoning Commission review and approval, the prohibition cannot be found or justified anywhere else in the District. We are requesting that colleges and universities be considered a special exception use for the SEFC subject to Zoning Commission review and approval.

It is my understanding that the Office of Planning fully supports both this amendment and the need for immediate emergency action by the Zoning Commission.

Thank you for your consideration.

Sincerely,

John B. Childers

John B. Childers
President & CEO

Attachment

cc: Jerrily Kress

Confirmation Report – Memory Send

Page : 001
Date & Time: 24-Feb-2004 09:31am
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Government of the District of Columbia
Office of Zoning



FACSIMILE TRANSMISSION COVER SHEET

To:	Jennifer Steingasser Office of Planning	**Fax:**	(202) 442-7638
From:	Alberto Bastida Secretary to the Zoning Commission	**Phone:** **Fax:**	(202) 727-0330 (202) 727-6072
Re:	SEFC	**Date:**	February 24, 2004
Pages:	4	**CC:**	

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply

Comments:

441 4th Street, N.W., Suite 210-S, Washington, D.C. 20001
Tel: (202) 727-6311 • Fax: (202) 727-6072
E-Mail: zoning.info@dcoz.dcgov.org • Web Site: http://dcoz.dcgov.org/

Government of the District of Columbia

Office of Zoning



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☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply**

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441 4th Street, N.W., Suite 210-S, Washington, D.C. 20001
Tel: (202) 727-6311 • Fax: (202) 727-6072
E-Mail: zoninginfo@dcoz.dcgov.org • Web Site: http://dcoz.dcgov.org/