Foggy Bottom and West End
Advisory Neighborhood Commission (ANC-2A)

c/o St. Mary's Court 725 24th Street, N.W. Washington, D.C. 20037 (202) 736-1775

December 30, 2002

MR. DAVID MALONEY
Acting Director
Historic Preservation Office
Office of Planning
801 North Capitol Street, NE
Suite 3000
Washington, DC 20002

HPRB
JAN - 2 2003

Re: Historic Preservation Application (HPA #03-118) for the Columbia Hospital for Women– Concept/Additions

Dear Mr. Maloney:

This will certify that Advisory Neighborhood Commission 2A (ANC-2A), at a properly-noticed, special public meeting held on December 29, 2002, at which all four seated ANC Commissioners were present, adopted the attached amended resolution #02-12B(1), unanimously supporting the above-titled application.

The ANC-2A wholeheartedly supports the application for review and approval of the redevelopment of the property as proposed by High Street Columbia, LLC, a wholly-owned subsidiary of Trammell Crow. The ANC has authorized Commissioner Richard Price (ANC-2A02), in whose Single Member District this property is located, with the assistance of Elizabeth Elliott, Chair of ANC-2A during approval of this project, to represent the Commission in matters before the HPRB at the January hearing.

The Home Rule Charter for the District gave ANC's the power to represent local residents in expressing community concerns before District agencies and decreed that the concerns expressed by the ANC be given "great weight" and that a written rationale be given should the agency take a position different from that of the ANC.

Sincerely,

Elizabeth B. Elliott
Chair

cc: Ron Cocome, President, Foggy Bottom Association

Attachment: (1) Amended Resolution #02-12B(1) of December 29, 2002

ZONING COMMISSION
District of Columbia
CASE NO.03-11
EXHIBIT NO.3I

THE FOGGY BOTTOM AND WEST END ADVISORY NEIGHBORHOOD COMMISSION (ANC-2A) passed the following Amended Resolution #02-12B(1).

ANC-2A's Amended December 11, 2002 Resolution #02-12B[now Resolution #02-12B(1)] Pertaining to the Concept Plans for Redevelopment of the Site of the Columbia Hospital for Women (Square 25, Lot 806).

WHEREAS, ANC-2A supports the landmark designation of the original 1915-16 portion of the Columbia Hospital for Women and the current open space serving as a courtyard and circular drive directly in front of the building at L Street, N.W., and supports a finding by the Historic Preservation Review Board (HPRB) that all later additions, including the 1958 and 1978 additions, and the remaining unbuilt portions of Lot 19 are "non-contributing" to the character of the historic landmark; and

WHEREAS, in the event that the HPRB designates Columbia Hospital for Women a historic landmark, any proposed redevelopment will be subject to review by the HPRB under the D.C. Historic Landmark and Historic District Protection Act; and

WHEREAS, High Street Columbia, LLC (a wholly-owned subsidiary of Trammell Crow), the owner of Columbia Hospital, presented to ANC-2A plans prepared by the architectural firm of Shalom Baranes Associates to redevelop the site; and

WHEREAS, the plans contemplate the retention of the original 1915-16 portion of the hospital building as designed by Nathan Wyeth, removal of all non-contributing additions and alterations, and construction of new wings on the east and west side of the building; and

WHEREAS, the new construction will be built to a height of ninety feet, and the retained historic building and the new construction will contain approximately 350,000 square feet of gross floor area, or an approximate density of 3.5 FAR, which will accommodate approximately 20,000 to 28,000 square feet of space devoted to neighborhood-serving retail and service uses, with the remainder of the space devoted to residential uses, and no space devoted to office use or hotel use; and

WHEREAS, the owner has agreed to require that at least eighty percent (80%) of the residential units be owner-occupied; and

WHEREAS, the owner proposes to amend a restrictive covenant on the property, to which the ANC is a party, and rezone the site from R-5-D to C-2-C in order to construct the new project with neighborhood-serving retail and service uses as proposed.

NOW, THEREFORE, BE IT RESOLVED, that ANC-2A supports the demolition of all additions constructed after 1915-16, which are non-contributing to the landmark, and supports the High Street Columbia proposed development should ~~without~~ the need for a hearing before the Mayor's Agent for Historic Preservation arise; and

BE IT FURTHER RESOLVED, that ANC-2A supports the conceptual design plans dated November 26, 2002, for new development on the site prepared by Shalom Baranes Architects, wherein the existing and new construction shall be built to a height of ninety feet and contain a maximum of 350,000 square feet of gross floor area, or an approximate density of 3.5 FAR, which will accommodate approximately 20,000 to 28,000 square feet of space devoted to neighborhood-serving retail and service uses, with the remainder of the space devoted to residential uses, and no space devoted to office or hotel use nor any provision for future conversion to office or hotel use; and

BE IT FURTHER RESOLVED, that ANC-2A supports the Agreement between Trammell Crow and the Foggy Bottom Association; and

BE IT FURTHER RESOLVED, that ANC-2A supports the amendment of the restrictive covenant on the property, to which it is a party, allowing the rezoning of the site from R-5-D to C-2-C, solely for this project and in order for the construction of this proposed redevelopment to proceed.

December 29, 2002

SMD	AYE	NAY	ABSTAIN	ABSENT	MOVED	SECONDED
01 Elliott	X					
02 Price	X				X	
03 Tyler			X			
04 Vacant						
05 Miller	X					X
06 Vacant						

Chair ANC-2A

FOGGY BOTTOM
ASSOCIATION

c/o West End Library
24th and L Streets, NW
Washington, DC 20037



2500 Virginia Ave., NW #308
Washington, DC 20037
December 18, 2002

Tersh Boasberg, Chairman
Historic Preservation Review Board
441 – 4th St., NW
Washington, DC 20004

Dear Chairman Boasberg and Members of the Board:

I write to ask you to landmark the Columbia Hospital for Women as a part of the proposed development by the Trammell Crow Company.

That proposal, which was carefully crafted with our community, is needed in its entirety to begin the process of rebuilding our much decimated residential neighborhood.

The Trammell Crow proposal has wide community support. After seeing the architects presentation at this months' ANC 2A meeting, the commissioners voted unanimously in favor of the project. Our Board voted 11-2 in favor. There are three Conservancy members on our Board; two of those three voted in favor of the full proposed development. Some forty neighbors attended the architects presentation; only one person spoke against the proposal. After hearing the presentation, even the one ANC member who had concerns merely abstained on the vote.

The underlying argument against this development made at that ANC meeting by the one individual seemed to focus on two points. First, that green space is always more attractive in setting off a historic building that new building. I respectfully disagree. This block is a part of a cityscape. In my opinion, the architect did an admirable job in setting off the old hospital in an open but sheltered courtyard, reminding me of a beautiful setting for a gemstone. Cutting back the wings would not enhance the setting, rather, it would make that setting far less pleasing. The second argument against the project seemed to be that all old architecture is more attractive than any new architecture and that the old should not be polluted by the new. I disagree; again, the architect, Mr. Burkhart, did a fine job of respecting the old and improving upon it with the new.

I have lived in this neighborhood since 1984 and have never seen such universal support for any development. For decades we have seen our residential community destroyed by anti-residential development we did not want. In so many ways, this project can be a new beginning to reclaim our neighborhood, especially if we can get the zoning adjustments to provide the developers proposed neighborhood friendly retail.

Please, give our neighborhood the chance it so badly wants. Approve the full use 350,000 square foot development of this property as proposed by Trammell Crow, including the preservation of the original hospital, as a part of a new residentially vibrant Foggy Bottom/West End community.

Thank you.

Respectfully yours,

Ronald Cocome

Ronald Cocome, President