Law Offices
HOLLAND & KNIGHT LLP

2099 Pennsylvania Avenue, N.W.
Suite 100
Washington, D.C. 20006-6801

202-955-3000
FAX 202-955-5564
www.hklaw.com

Annapolis
Atlanta
Bethesda
Boston
Bradenton
Chicago
Ft. Lauderdale
Jacksonville
Lakeland
Los Angeles
Melbourne
Miami
International Offices:
Caracas*
Helsinki
Mexico City
Rio de Janeiro
New York
Northern Virginia
Orlando
Portland
Providence
St. Petersburg
San Antonio
San Francisco
Seattle
Tallahassee
Tampa
West Palm Beach
São Paulo
Tel Aviv*
Tokyo
*Representative Office

April 8, 2003

NORMAN M. GLASGOW, JR.
202-419-2469
Internet Address:
nglasgow@hklaw.com

RECEIVED
D.C. OFFICE OF ZONING
2003 APR -9 AM 9:21

VIA HAND DELIVERY

D.C. Zoning Commission
Suite 210
441 4th Street, N.W.
Washington D.C. 20001

Re: Zoning Commission Case No. ~~03-25~~ 03-11
Map Amendment from R-5-D to C-2-C – 2425 L Street, N.W.
Applicant's Response to the Office of Planning Recommendation

Dear Members of the Commission:

High Street, Columbia LLC, the Applicant in the above-referenced case before the Zoning Commission, has reviewed the report, dated April 4, 2003, of the Office of Planning (OP). The subject application requests rezoning from R-5-D to C-2-C for the property formerly occupied by the Columbia Hospital for Women in the southern half of the Square bounded by 24th, 25th, L and M Streets, N.W. The OP has recommended that the Zoning Commission set this application for a hearing as a PUD and a map amendment, rather than as just a map amendment. The Applicant has discussed this matter with OP and concurs in that recommendation.

Both the Applicant's statement and the OP report discuss the rationale for the application: a desire to provide neighborhood serving retail uses at the request of residents of the area, which uses are not permitted by the current R-5-D zoning. Zoning relief could be provided through a variety of ways, but the Applicant's principal concern is to move quickly so that construction and condominium sales could be undertaken in the current period of low interest rates.

If the Zoning Commission votes to schedule the application for public hearing as a PUD, the Applicant is ready and willing to file the documentation necessary to amend its application to seek consolidated approval of the PUD concurrently with the map amendment to C-2-C. The PUD would provide for a building not to exceed ninety

ZONING COMMISSION
District of Columbia
Case 03-11
Exhibit 14

ZONING COMMISSION
District of Columbia
CASE NO.03-11
EXHIBIT NO.14

feet in height, with a currently estimated gross floor area of 330,000 square feet and a maximum gross floor area of 350,000 square feet (3.5 FAR), of which no more than 28,000 square feet of floor area would be devoted to retail and service uses listed in §§ 701 and 721 of the Zoning Regulations. The forms, plans and other supporting material will be filed by the Applicant as part of its prehearing submission. The design of the project is also subject to review by the Historic Preservation Review Board (HPRB). The plans are still going through the HPRB process, which the Applicant anticipates will be completed prior to the hearing before the Commission.

The Applicant appreciates the willingness of OP to recommend that a hearing be scheduled, so that the approval process may move forward. The Applicant concurs in the OP's recommendation to proceed with the case as a PUD and map amendment and requests that the Commission set the case for hearing contingent on that basis. If a hearing is scheduled, the Applicant will revise its proposal to include concurrent consideration of a consolidated PUD under C-2-C zoning.

Sincerely,

Norman M. Glasgow, Jr.

M. Carolyn Brown

cc: Andrew Altman, D.C. Office of Planning
Ellen McCarthy, D.C. Office of Planning
Arthur Jackson, D.C. Office of Planning
Advisory Neighborhood Commission 2A