April 14, 2003

TO: ALBERTO BASTIDA
FROM: ELIZABETH ELLIOTT
RE: LETTER FROM FOGGY BOTTOM ASSOCIATION TO THE ZC
REGARDING TODAY'S ZONING COMMISSION MEETING,
SPECIFICALLY ZC CASE NO. 03-11
NO. OF FAX PAGES: 1 + COVER

Dear Mr. Bastida:

We would appreciate it very much if you would provide copies of the following 1-page letter from FBA President Ron Cocome to the Zoning Commission members prior to today's meeting on the above-cited case.

Thank you.

Elizabeth Elliott

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2003 APR 14 AM 10: 14

ZONING COMMISSION
District of Columbia
Case 03-11
Exhibit 15

ZONING COMMISSION
District of Columbia
CASE NO.03-11
EXHIBIT NO.15

FOGGY BOTTOM
ASSOCIATION

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



April 14, 2003

MS. CAROL MITTEN
Chairperson
D.C. Zoning Commission
441 4th Street NW/2nd Floor
Washington, DC 20001

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Re: Zoning Commission Case No. 03-11, Proposed Zoning Map Amendment Rezoning a Portion of Square 25 from R-5-D to C-2-C.

Dear Chairperson Mitten and Zoning Commission Members:

We understand that the Zoning Commission will be considering today, April 14, 2003, whether to set down for a hearing an application from High Street Columbia, a wholly-owned subsidiary of Trammell Crow Company, to rezone the Columbia Hospital for Women site to C-2-C. The Foggy Bottom Association (FBA), as the principal citizen group in the Foggy Bottom/West End neighborhood urges the Commission to set the case as a straight rezoning case and to expedite consideration of the application to the greatest extent possible.

The application represents the end-product of a long and diligent effort between Trammell Crow and the community to find a solution for development of a pivotal block, and the application and covenant represent what FBA views as a turning point for our fragile residential neighborhood.

This application achieves a number of important goals, including the provision of additional housing in a neighborhood that has lost considerable permanent resident housing in recent years. Approval of the application will thus achieve important goals of the Comprehensive Plan, and the Mayor's goal of bringing 100,000 new permanent, taxpaying residents to the District, in coming years.

The Office of Planning, in its April 4 Preliminary Report, has suggested that the Commission consider hearing this case as a PUD application. The FBA respectfully disagrees that such a step is necessary or useful. OP concurs that the application and accompanying covenant provide a number of significant benefits, as well as protections, to the community and the city as a whole. The FBA feels that little, if anything, would be gained by proceeding through contested-case proceedings rather than the map change proposed by the Applicant. If anything, use of a contested-case PUD would require more extensive proceedings and delay final resolution of a development solution that is wholeheartedly supported by the community, the ANC, and our Ward 2 Councilmember, Jack Evans.

In recent years the Commission has strongly urged neighborhood groups to attempt to work with private developers to find solutions that avoid the need for contentious litigated zoning cases. As the Commission knows, there have been a number of lengthy and hard-fought zoning cases in the Foggy Bottom/West End area over the past decade resulting in very little, if any, tangible benefit to our community. The present case offers an opportunity to avoid a contested-case proceeding and to implement a development solution that enjoys community-wide support and will bring about important public benefits.

Sincerely,

Ron Cocome

Ron Cocome
President