



**District Of Columbia Government
ADVISORY NEIGHBORHOOD COMMISSION 6C**

May 8, 2006

Chair Mitten
Zoning Commission of the District of Columbia
One Judiciary Square
441 4th Street NW
Suite 210S
Washington, DC 20001

Re: Joint Letter of ANC 6C Regarding Right-zoning of Square 895

Dear Chair Mitten and Members of the Zoning Commission

ANC 6C apologizes for the flurry of letters last week regarding the proceeding to right-zone Square 895. This letter seeks to affirm the official position of the ANC and clarify the flurry of letters. Furthermore, this letter seeks to replace, in total, all of the letters submitted from ANC 6C last week.

ANC 6C stands by its petition to right-zone Square 895 that is passed at its September 2005 ANC meeting. We hope and urge the Commission to reach a decision at its meeting this evening so that the rulemaking process can move forward and we inch closer to bringing this matter to closure.

In a presentation to Chairman Mark Dixon early last week, it appeared for a moment that the owners of the site would agree to all of the demands that the ANC presented to them prior to filing its petition. Those demands included height, density, parking, as well as other concerns that are indicative generally of the R-5B zone. In addition, the owners initially offered to Chairman Dixon to voluntarily provide community amenities that the ANC supports such as affordable housing, jobs for local residents, and support for local scholarship programs.

If the owners of the site did meet all of the ANC's requests, Chairman Dixon was hopeful that the matter could be added to the ANC agenda and a compromise could be worked out to achieve a zoning category consistent with the community's views that provides community with desirable amenities. In short, we thought a major concession might have been offered by the owners of the site.

Chairman Dixon, Commissioner Sherman (whose SMD contains the subject site), and Commissioner Sisolak met on May 8, 2006 with Dr. Shin and his attorney Donald Hartman. It was revealed during that face-to-face meeting that the owners of the site

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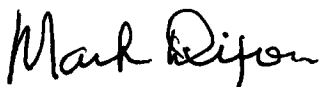
CASE NO. 05-341
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CASE NO. 05-34
EXHIBIT NO. 59

would not support the height, density, or other items consistent with any zone below R-5D, even including an R-5B with a PUD. Further, the owner of the site backed off on the commitment regarding affordable housing. He made only general commitments concerning affordable housing but made those conditioned upon the ANC withdrawing its petition.

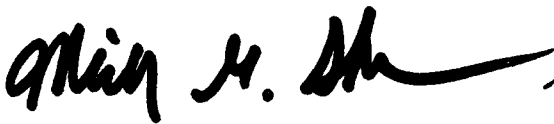
Chairman Dixon, Commissioner Sherman, and Commissioner Sisolak all urge the Zoning Commission to issue its proposed rule in favor of R-5B which is within the density called for by the Comprehensive Plan. We hope that with an R-5B, the owners construct a building within those limits or seek a PUD that will allow them to build a slightly larger building and compensate the community with important amenities such as affordable housing.

We thank the Zoning Commission again for its commitment to this important matter and hope this letter brings clarity to the communications from ANC 6C last week. The letters are perhaps indicative of our ANC's willingness to seek out a compromise if at all possible on all issues. We spent months before filing the petition meeting the owner and hosting public meetings with the hope of such a compromise, but with an impasse reached last year, we were forced to file our petition. Unfortunately, because of the demands of the developer in this instance to maintain the R-5D zoning, we are unable to compromise on this matter.

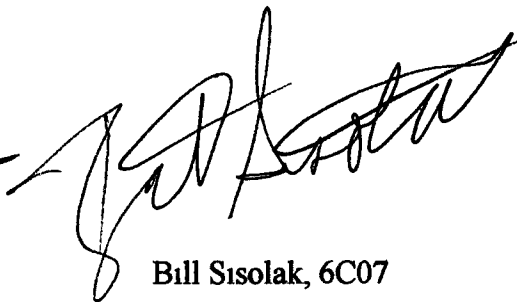
Sincerely,



Chairman Mark Dixon



Michael Sherman, 6C06



Bill Sisolak, 6C07