



VINCENT C. GRAY  
MAYOR

September 3, 2013

The Honorable Darrell Issa, Chairman  
Committee on Oversight and Government Reform  
United States House of Representatives  
2157 Rayburn House Office Building  
Washington, DC 20515-6143

Dear Chairman Issa:

In November 2012, the District of Columbia and the National Capital Planning Commission (NCPC) agreed to partner on a joint study of building heights in the District that you requested on October 3, 2012 on behalf of the Committee. Since then the DC Office of Planning (OP) and NCPC have made great progress, completing three studies as part of the Height Master Plan and engaging in substantial public engagement to hear the views of District residents, federal and other stakeholders on the work completed to date. The next step is Phase 3 of the study, in which the District and NCPC will submit draft recommendations to the Commission to be released for public comment, followed by a special Commission session to take public testimony on the draft recommendations. Upon completion of the public comment period and consideration of feedback, the District and NCPC will prepare final recommendations that will go before the Commission for a vote. The District and NCPC will then submit the final report to Congress.

Public feedback during Phase 2 of the Height Master Plan, where we presented the results of a Modeling Study and an Economic Feasibility Analysis, has been very extensive and broad-ranging. We have received hundreds of comments from individuals, organizations and agencies. The consideration of how the current Height Act meets federal and local interests is a complex undertaking and involves a close examination of a broad range of related issues, such as development feasibility and capacity, infrastructure constraints, impacts on federal, historic and neighborhood resources, and other factors. Under the current schedule the draft recommendations would be ready for introduction at the September 12<sup>th</sup> Commission meeting. Subsequent steps including the 30-day public comment period, special session for testimony and

preparation of and a Commission vote on final recommendations would result in a final report transmitted to Congress in early November. Due to the large volume of public comments and the complex nature of the study, OP and NCPC are continuing the evaluation of options for the Height Master Plan. Therefore, the District requests the Committee grant **an extension of one month (30 days)** for the project timeline. We had anticipated being able to share draft recommendations with you in September 2013; we now propose to do so in October 2013. We would then be able to allow the public to comment on the draft recommendations for at least 30 days and hold a public hearing by early November 2013 before we send you a final set of recommendations in December 2013. This extension would give the District and NCPC some additional time to prepare thoughtfully considered draft recommendations and supporting materials for consideration by the public, while enabling us to complete the project before the end of this year.

If you or your staff has any questions or comments, please contact Harriet Tregoning, Director of the Office of Planning for the District of Columbia, at 202-442-7636 or [harriet.tregoning@dc.gov](mailto:harriet.tregoning@dc.gov).

Sincerely,

A handwritten signature in black ink that reads "Vincent C. Gray". The signature is fluid and cursive, with the first name "Vincent" being the most prominent part.

Vincent C. Gray  
Mayor, District of Columbia

cc: L. Preston Bryant, Jr. Chairman, National Capital Planning Commission  
Harriet Tregoning, Director, Office of Planning for the District of Columbia