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Zoning Commission for the District of Columbia
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Office of Zoning
441 4th Street NW, Suite 210S
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Re: Z.C. Case No. 03-12Q/03-13Q (Capper Carrollsburg Venture, LLC and D C
Housing Authority – Modification to 1st - Stage PUD @ Squares 739, 767, 768)

When people ask where I live, I'm proud to say, "Capitol Quarter." If they ask why I like it, it's easy to rattle off the obvious answers – parks, restaurants, shopping, new construction – the promise of a Whole Foods! But, the more subtle reasons, the ones you can't really know unless you live here, are the ones truly worth protecting. We, as residents, have an opportunity to help create a vibrant, safe, congenial, interactive community. What I imagine most people desire is not just a neighborhood, but a place where people are neighborly. A helpful, kind, friendly community – doesn't happen without thoughtfulness, familiarity, and effort. It is hard work. It takes time. And it is worth trying.

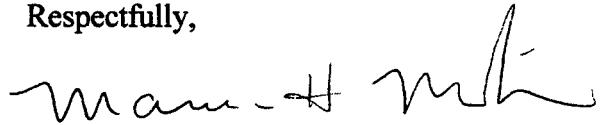
If your goal, and I believe it is, is to improve the quality of the lives of the people you serve, that goal surely includes more than providing four walls and a roof. A successful integration involves each community member learning from one another's life experiences and circumstances. We become a more educated, tolerant community when we have a personal, real connection to the people around us. Take where I live in Capitol Quarter for example. I live on a courtyard. I walk by the front doors of my neighbors several times a day. This is how I meet them and over time get to know them. This is how we went from being strangers, to neighbors – repeated friendly gestures over a period of time. The courtyard also serves as a playground. When I am outside playing with my child, other children from the courtyard homes and apartments join us and I begin to know their names and their interests. This familiarity is what really holds together a community. These opportunities don't exist if this is my part of the block and that is theirs. Human nature doesn't work that way. We have to admit that. The flexibility you ask for, to create a 100% affordable housing building, won't fit into what I've described. It won't help build an integrated neighborhood.

To be fully transparent, I'll also tell you that the learning curve, for me, has been big. There are growing pains to living in a mixed income community. There are gripes about taking care of one's property, being courteous of other people's property, problems with littering, loitering, and

the list goes on. But, I attempt to handle these conflicts directly and maturely and with patience because I want a community where I can be happy to say hello to my neighbor.

We are looking to end the segregation of neighborhoods, buildings, blocks. History tells us that segregation doesn't work. We are supposed to be taking affirmative action! DCHA - needs me, needs the Cap Quarter neighbors, needs it's own constituents – needs all of us - to work toward trying to achieve more balance world. The PUD, as it stands, started something innovative and it's starting work. As a community member, I think we should continue on the path already paved; the original concept is a good one - keep the buildings themselves integrated. Do not allow flexibility to change course for Square 767.

Respectfully,



Marisa H. Madigan