COUNCIL OF THE DISTRICT OF COLUMBIA

WASHINGTON, D. C. 20001

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SHARON AMBROSE
Councilmember-Ward 6

March 5, 2004

D.C. OFFICE OF ZONING
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Carol Mitten, Chair
D.C. Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: Zoning Commission Case No. 03-30
Square 643 Associates PUD

Dear Miss Mitten and Members of the Commission:

I am writing to urge the Zoning Commission to schedule a public hearing on the application by Square 643 Associates for a rezoning and PUD to construct a very attractive and needed, new apartment house at Delaware Avenue and H Street, S.W. I have reviewed the plans and believe important public benefits will accrue from the proposed development, including:

- New housing, needed to accommodate new residents in Southwest and in the District of Columbia;
- New human activity in an out-of-the way location, where the combination of a long-vacant church building, an adjacent shelter for homeless persons and an underutilized former Junior High School complex, create public safety concerns; and
- Refurbishment and enhancement of the traffic circle at the terminus of Delaware Avenue.

The applicant and his team have met with the principal community organizations in Southwest, including the Southwest Neighborhood Assembly and Advisory Neighborhood Commission 6D, as well as the Capitol Park IV Condominium Association, which comprises the apartments and townhouses of which surround the proposed development site on two sides. There appears to be strong support for the proposed project in the community albeit some expression of interest in the preservation of the existing structure on the site. It is my understanding that the applicant is pursuing negotiations to discuss alternatives for addressing such interests. Notwithstanding, the proposal is clearly meritorious of scheduling a public hearing on it at this time.

Thank you for considering my views.

Sincerely,

Sharon Ambrose
Council Member, Ward 6
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ZONING COMMISSION
District of Columbia
CASE NO. 03-30
EXHIBIT NO. 31

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