L OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20004

May 26, 2005

Ms. Carol Mitten
Chairperson
DC Zoning Commission
District of Columbia
441 4th Street, NW, Suite 210
Washington, D. C. 2004

Re: Letter of Support for Rhode Island Avenue Metro Case # 04-24

Dear Ms. Mitten and Members of the Zoning Commission:

I am writing to express my support for the redevelopment of the Rhode Island Metro Station. I have strongly encouraged this redevelopment for the past four years. It is very important to Ward 5 as it helps bring in much needed high quality retail shopping and jobs to a very important transit corridor in this community. The economic benefits to the District of Columbia translate into increased sales tax revenue, income tax revenue, real estate tax revenue, and rider-ship income to Metro

The Rhode Island development is being developed by two very community oriented development companies with a strong track record of development in Washington, D.C., namely A&R Development and Mid City Urban, LLC. They have worked extensively with me and have presented the concept for the development as it has evolved to my constituents at my Annual Ward 5 Economic Development Summits. They have also engaged several of the community groups and ANC's over the past four years with strong support from several community groups.

The development proposes 65,000 square feet of Main Street Retail that targets high quality retailers, such as CVS pharmacy, Staples, Starbucks, Applebee's restaurant, to name a few. In addition to these national tenants, the developer has promised 10% of the retail space to local Ward 5 businesses that have loyally served my community for many years so that they too can participate in the economic benefits of high-end retail development. This retail development will bring over 200 new jobs, mostly for entry level employees into our community, thus providing a step up for our young men and women, who currently do not have these opportunities close to home.

ZONING COMMISSION
District of Columbia
CASE NO.04-24
EXHIBIT NO.28

The Rhode Island development also proposes 270 rental apartments of which 54 units will be targeted to low income households. I support this mixed income approach. It provides opportunity for both market rate and low income households to live in a luxurious environment adjacent to a metro transit station, thereby providing easy access to jobs, shopping, and residential uses.

This development is a keystone for encouraging quality development in the immediate area and will serve the residents of the District of Columbia well. I support this Zoning application and ask for your approval of this Phase 1 Planned Unit Development.

Sincerely,

Vincent B. Orange, Sr.
Council Member, Ward 5
District of Columbia City Council