



LINDA W. CROPP
Chairman

COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D. C. 20004

November 21, 2005

2005 NOV 21 PM 5:12

D.C. OFFICE OF ZONING

RECEIVED

Carol J. Mitten, Chairperson
Zoning Commission for the District of Columbia
441 4th Street NW, Suite 220
Washington, D.C. 20001

Re: ZC Case No. 05-18 - 1020 Monroe Street NW

Dear Chairperson Mitten and Members of the Zoning Commission ("Commission"):

I write to express support for the application for a Planned Unit Development ("PUD") at the corner of 11th and Monroe Streets NW as requested by the Hope 7 Monroe Street Limited Partnership. This project, strongly supported by Advisory Neighborhood Commission 1A, would renovate and expand an existing building to include 27 housing units, one-third of which would be affordable to low-to-moderate income households, plus ground floor retail space, and three new parking spaces. In addition to the affordable housing component and neighborhood-serving retail, the project includes other important public amenities, including financial contributions to the nearby Harriet Tubman Elementary School and Keely's District Boxing and Youth Center.

While I understand that the requested density relief somewhat exceeds the PUD density limit for the C-2-A zoning district in which the building is located, I believe that the Zoning Commission should rezone the property or otherwise exercise the authority it has to permit this project to move forward as expeditiously as possible with the requested number and mix of residential units. As you know, it is my view that the Comprehensive Plan and other policies of the District strongly favor zoning incentives for the renovation and development of housing in the District, particularly mixed-income housing. Moreover, the site of this project is located a few blocks from both the Columbia Heights Housing and Metrorail Station Development Opportunity Areas and the Georgia Avenue-New Hampshire Metrorail Station Development Opportunity Area as shown on the Comprehensive Plan's Generalized Land Use Policies map.

Thank you in advance for your full and fair consideration of this application, which will help maintain affordable housing and continue the revitalization of the 11th Street corridor.

Sincerely,


Linda W. Cropp
Chairman

ZONING COMMISSION
CASE No. 05-18
EXHIBIT No. 34
ZONING COMMISSION
District of Columbia
CASE NO. 05-18
EXHIBIT NO. 34



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WASHINGTON, D. C. 20004

FAX TRANSMITTAL

Date: 11/21/05

To: JERRILY KRESS, DIRECTOR

Organization: OFFICE OF ZONING

From: ROB MULLER

Remarks: _____

CHAIRMAN CROPP LETTER

ON ZC CASE #05-18

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