

The Downtown Cluster of Congregations

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Feb. 28, 2007

Chairperson Carol Mitten & Members
DC Zoning Commission
441 4th Street, NW
Washington, DC 20001

re: **Fairfield PUD**

Dear Chairperson and Members,

I wish to register my strong opposition to the proposed PUD case. My concern arises from the fact that I believe the direct reason for the PUD is to maximize value and profits to the owners of the propertynot to address the critical needs of the current residents, neighbors and city as a whole.

I believe that the Commission and city government must look at the on-going loss of affordable housing with a great sense of urgency - recognizing it for the real crisis that it is. Numerous actions by various boards and agencies are both facilitating and hastening the dramatic, on-going loss of affordable housing. The ability for critical work force personnel to be able to live in the city is diminishing, much less allowing lower income groups consisting primarily of the elderly, disabled, retirees, or other persons of lower income levels to find or maintain homes.

Marina View Towers should be first class buildings. Instead they have had troubled histories. The proposed PUD and the disruption and displacements it would engender would likely result in most lower and modest income residents being bought out or somehow otherwise displaced, or relocated to a building that is not comparable. While the buy-out funds may seem significant, particularly to lower income households with immediate needs, they will in fact generate little but very short term gains, and result in loss of long term affordable housing units for the neighborhood and city.


Other clear concerns will be the loss of light and space from the proposed new construction. After affordability, one of the most quickly diminishing resources in the city is the views / light / air that District residents are openly able to have and enjoy. The city government and zoning commission should investigate closely this issue and I believe promulgate new development guidelines given the on-going loss of green space and other area as in-fill development takes over. The city frankly needs a halt with regards to in-fill development pending a full review of its impacts.

ZONING COMMISSION

CASE No. **05-38**

EXHIBIT No. **00**

In short, a project of this dramatic and significant magnitude should not go forward at this time. I appreciate your consideration of my testimony.

Respectfully,

Terrance Lynch
Executive Director