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COUNCIL OF THE DISTRICT OF COLUMBIA PM 3:12
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20004

February 16, 2006

Zoning Commission of the District of Columbia
441 4th Street, NW
Washington, DC 20001

06-04

Re: Support of the PUD Application for 1600 North Capitol Street, NW

Dear Members of the Commission:

I am writing to express my support for the setdown for public hearing of a PUD application for property at 1600 North Capitol Street, NW.

This project, located at an important intersection, is key to revitalization of the neighborhood and offers the opportunity for ground floor retail with a substantial residential component, including the provision of some units of workforce housing at 80% AMI.

I reviewed the project and feel that it will be a significant benefit to the community and is consistent with planning objectives for the area, including the Comprehensive Plan and provisions in the legislative history of the Comprehensive Plan that the Land Use Map designations in commercial areas are to apply to the commercial component and that the residential FAR is not limited by those designations. Provision of a substantial mixed use project with a significant residential component is important to this area at a location along North Capitol Street, NW that is a major transfer point of many bus lines and residents would be within walking distance of the New York Avenue Metro Station near the intersection of New York and Florida Avenues.

For all of the ongoing reasons, I urge the Zoning Commission to schedule this case at its earliest opportunity for a public hearing and approval of this important project.

Sincerely,

Vincent B. Orange, Sr.
Councilmember Ward 5

cc: Ellen McCarthy, Office of Planning

ZONING COMMISSION
District of Columbia
Case 06-04
ZONING COMMISSION
District of Columbia
CASE NO. 15
EXHIBIT NO. 15

