

SMART GROWTH ALLIANCE

November 15, 2006

Ms. Carol Mitten
Chair, Zoning Commission
111 4th Street, NW Suite 200S
Washington, DC 20001

Boston Properties

NOV 20 2006

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RE: Zoning Commission Case #06-27, Square 54

Dear Ms. Mitten and Zoning Commissioners:

This letter constitutes the Washington Smart Growth Alliance's support for the proposed redevelopment of Square 54 as proposed by Boston Properties, KSI Services, Inc., and The George Washington University.

The Washington Smart Growth Alliance (the "SGA") is a joint effort of the Greater Washington Board of Trade, the Chesapeake Bay Foundation, Enterprise Community Partners, the Metropolitan Washington Builders' Council, the Coalition for Smarter Growth, and the Urban Land Institute Washington. The SGA's mission is to research, identify and encourage land use, development and transportation policies and practices that protect environmental assets and enhance our region's quality of life. The SGA's Recognition Program distinguishes specific development proposals that exemplify smart growth characteristics. Please note that this recognition is coming solely from the Smart Growth Alliance, and should not be construed or communicated as coming from any of the six organizations specifically or individually.

SGA PARTNERS

Urban Land Institute
Washington

Chesapeake Bay
Foundation

Greater Washington
Board of Trade

Coalition for
Smarter Growth

Metropolitan Washington
Builders' Council

The Recognition Program uses criteria including project location, mobility and accessibility, density, design, diversity of uses, affordable housing, the environment, community assets, and public participation to evaluate project proposals. The Alliance's Recognition Jury meets quarterly to review project proposals and to select those best meeting the criteria.

The jury met on July 13, 2006 to review a number of projects including Square 54. The review included a careful analysis of each project based on specific information submitted with the application and independent research and review by staff. Applying all of the SGA criteria, the jury agreed to recognize Square 54 as a Smart Growth Project Proposal. The jury believed that the redevelopment of this parcel – directly across from a Metro station and along one of the city's main gateway corridors – is a significant opportunity for the West End/Foggy Bottom neighborhood. The jury believes that the density and design of the proposal are appropriate for the location. Specifically, the addition of both neighborhood-serving retail and a full-service grocery store will provide new tenants and existing residents with new opportunities to get day-to-day needs while mitigating traffic. The project also incorporates an interior courtyard that will provide a better and more direct pedestrian connection

ZONING COMMISSION
District of Columbia
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District of Columbia

CASE NO. 06-27

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CASE NO.

EXHIBIT NO.

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across the site and an inviting, open public space. Finally, the addition of affordable housing opportunities on-site in a transit-accessible location is a critical smart growth strategy, and one in short supply in the District of Columbia.

If you should have any questions about this testimony, the recognition program, or the SGA in general, please contact me at 202-293-2324.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Bailey', written over the printed name.

John Bailey
Executive Director
Washington Smart Growth Alliance