

RECD/MD



D.C. OFFICE OF ZONING

COUNCIL OF THE DISTRICT OF COLUMBIA

2007-Nov-16 PM 2:51 THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, DC 20004

COUNCILMEMBER MARION BARRY

Former Mayor
Councilmember, Ward 8
(202) 724-8045 (voice)
(202) 724-8055 (fax)
mbarry@dccouncil.us

Committee Member

Chair, Housing and Urban Affairs
Economic Development
Finance and Revenue
Health
Public Services and Consumer Affairs
Workforce Development and Government Operations

November 7, 2007

WMATA Board of Directors

Mr. Anthony Hood, Chairman
D.C. Zoning Commission
441-4th Street, N.W.
Washington, D.C. 20001

RE: Zoning Case Number ZC 07-16

Dear Mr. Hood:

I am writing this letter to address some of the concerns that the Commission has or may hear about the development as proposed by Chapman Development (re: Zoning Case Number 07-16), for the 2300 block of Pennsylvania Avenue, S.E. As proposed this development is critical to the revitalization of the Pennsylvania Avenue corridor. I would like to take this opportunity to reiterate my strong support for this development as proposed.

I am surprised to hear that Thelma Jones, the President of the Fairlawn Citizens Association, continues to have concerns. In a recent conversation between her and me, she committed that provided the building was at 59 feet she would give her support. The developer has made an earnest effort to meet this goal. The building as proposed is at 59 feet 6 inches. Any further reduction in the building mass or height would create an unjustified economic strain to the project. This is a critical project for my Ward. I understand that Chapman Development has tried everything economically feasible to get the project in line with the goals of the Fairlawn Citizens Association. In our effort to revitalize our community at some point we need to move past what maybe unreasonable continuous review and move towards what are economic realities.

Furthermore, I am aware of the Pennsylvania Avenue Task Force's concern that the developer is building affordable housing and bringing more "poor people" east of the river. Although, the development will utilize section 42 tax credits, this project should not be viewed as an opportunity to bring additional "poor people" into our Ward. The target market for the development is at 60% of the area

ZONING COMMISSION

District of Columbia

ZONING COMMISSION

District of Columbia

CASE NO. 07-16

CASE NO. 07-16

EXHIBIT NO. 44

EXHIBIT NO. 44

median income which is considerably higher than the submarket that the development will be in. It should also be noted that the loudest voices expressing concern over this development, not only do not live in the immediate area surrounding the development, but do not live in our Ward. It is critical that Ward 8 be allowed to make its own decisions.

It should be noted in no small way that the development has the support of the ANC. As required by District Law, I request the Zoning Commission give great weight to the support by the ANC. It is with this and the aforementioned in mind that I again lend my strong support to this development.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Barry".

Marion Barry
Councilmember Ward 8