



COUNCIL OF THE DISTRICT OF COLUMBIA
1350 PENNSYLVANIA AVENUE, SUITE 106
WASHINGTON, DC 20004

JACK EVANS

Chair, Pro-Tempore
Councilmember, Ward 2
Chair, Committee on Finance & Revenue

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September 24, 2008

RECEIVED
OFFICE OF ZONING
SEP 26 AM 10:35

District of Columbia
Zoning Commission
441 4th Street, NW
Suite 220
Washington, DC 20001

Re: Kelsey Gardens PUD Redevelopment at (700-702 Q Street, NW, 701-703 P Street, NW and 1520-1518 7th Street, NW)

Dear Commission Members:

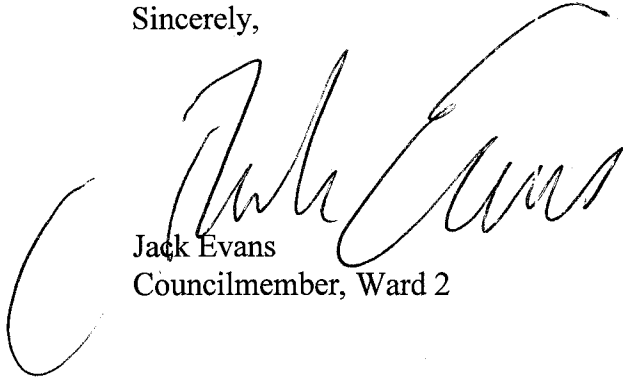
I write to convey my strong support for Metropolitan Development's requested zoning of the above referenced property at the current site of the old Kelsey Gardens apartments. Metropolitan Development's PUD Application proposes to revitalize the Kelsey Gardens' site, and radically upgrade the existing affordable housing for its current tenants in a mixed-use residential over retail building. This Ward 2 project will also add high-end apartments and support the Shaw community's needs for new and wonderfully designed retail and residential options in the neighborhood without displacing any of the project's long term residents.

Metropolitan Development is an established local developer with a proven track record in the Washington, DC metro area. I have reviewed Metropolitan Development's proposal and believe the project design offers an extremely beneficial mix of uses and amenities to the community. Additionally, the Kelsey Gardens development addresses the need for affordable housing options in the Shaw District by replacing the existing 54 affordable units at Kelsey Gardens in the same size and bedroom configurations. Retail space on the ground level of the new project will provide much needed services and job opportunities to the Shaw community. Moreover, the project will include ample residential and retail parking that will minimize any impact of the neighboring areas' available spaces. The project will address on site security with the use of lighting, video cameras, and restricted access to residential space and parking. The Commission's approval of the building plan will aid in expediting construction and occupancy, thereby minimizing any disruption to the existing tenants.

ZONING COMMISSION
District of Columbia
CASE NO. 08-14
EXHIBIT NO. 29

This project is a very attractive and a welcomed addition to the Shaw community. Community leaders and community groups have expressed their support for the development and, as the Ward 2 Councilmember, I would appreciate the Commission's expeditious approval and setting down for public comment of the Kelsey Gardens redevelopment PUD.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack Evans". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

Jack Evans
Councilmember, Ward 2