

**COPE- CITIZENS ORGANIZED PATROL EFFORTS (Red
HATS)**

**C/O 1704 5TH Street, NW
Washington, DC 20001
(202) 387-1596
Mlthorpe2c02@aol.com**

2009 JAN 23 PM 11:31
OFFICE OF ZONING
DISTRICT OF COLUMBIA

January 22, 2009

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

Re: Kelsey Gardens PUD Redevelopment at (700-702 Q Street, NW, 701-703 P
Street, NW, and 1510-1518 7th Street, NW)

Commission Members:

I have reviewed the submission for the Kelsey Gardens PUD dated January 12, 2009 and the supplemental package dated January 16, 2009. I continue to offer my support to the project and approve of the design as presented in these most recent submissions.

The continued debate on the suitability of this project for Shaw needs to come to a conclusion that will allow the project to proceed to development and construction. The issue of parking is very important to the current residents of the neighborhood. New buildings will be built in the Shaw in the coming years, and draw more residents to the area. The residents of these new buildings should be provided parking on site to prevent disruption to the routines and lifestyles of current residents. Added parking demand from the Convention Center is a real concern to residents and no one wants new buildings without enough parking to accommodate their users. The 230 spaces proposed in the submitted design are satisfactory to accommodate the project and should be approved.

The closing of this case with an approval will allow the project to clear a long blighted site in our community. Given the uncertainty of the market, the continued delays in the approval of the project increase the risks to owners in finding financing and bringing new housing and retail to the residents of Shaw. The project will also bring benefits to important community organizations and further delays in approval only delay the delivery of these benefits to the community.

Please propose approval action for the Kelsey Gardens PUD so that Shaw residents can begin to enjoy the benefits of redevelopment that many other neighborhoods of the City have already seen.

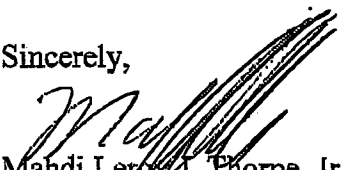
ZONING COMMISSION
District of Columbia
CASE NO. 08-11
EXHIBIT NO. 64
CASE NO. 08-11
EXHIBIT NO. 64

(2)

The COPE urges the Zoning Commissioners to vote in favor of this project to get our Shaw community moving with an excellent opportunity to move our community forward.

Thank you.

Sincerely,



Mahdi Leroy J. Phorpe, Jr., LGSW., LPC
COPE Co-Founder/Chairman