



COUNCIL OF THE DISTRICT OF COLUMBIA
1350 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, DC 20004

MARY M. CHEH

Councilmember, Ward 3
Chair, Committee on Government Operations and the Environment

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July 27, 2009

VIA HAND DELIVERY

Anthony Hood, Chairperson
D.C. Zoning Commission
441 Fourth Street, NW, 2nd Floor
Washington, DC 20001

RE: Zoning Commission Case No. 08-21 (Proposed Action: The Athena Group -- Consolidated PUD & Related Map Amendment @ 4460 MacArthur Blvd, NW)

Dear Chairperson Hood:

I write to voice my support for the Planned Unit Development ("PUD") for the Canal Parc project as 4460 MacArthur Boulevard in the Palisades Neighborhood. Although the project has its critics and I am sympathetic to their views, I believe that this project as reformed over the past several months should move forward.

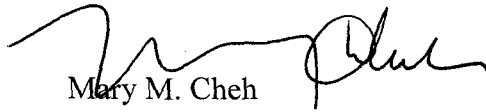
The community has come a long way with respect to its view of the project. For example, while the ANC voted 5-3 against the project, it is important to remember that it previously voted 8-0 against it. And the Canal View Home Owner's Association voted three weeks ago to approve the project but only recently reversed itself in what I understand was a razor-thin vote, and apparently related to a request for greater amenities. Now the significant remaining disagreements appear to turn on only 2 units and the existence of four-story units. In my opinion, though, the proposal has been sufficiently improved to earn my support: the number of units has been reduced from 41 units to 34 units, the floor-area ratio has been reduced from above 1.0 to 0.90, and height concerns have been largely addressed. The revised proposal also includes a smarter approach with affordable housing units.

Most importantly, though, I believe the project should move forward because it will add additional vibrancy to the Palisades. The project will remove the last vestiges of a psychiatric hospital that earned its retirement and replace it with townhouses that reflect

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EXHIBIT NO. 98

the Palisades' residential character. The disagreements about this project exist at the margins, and yet the alternative is untenable. If the project fails, we are left with a site that—as of right—can be used for “institutional” uses. But now that the community and applicant have engaged with each other and worked to achieve the final proposal, if the project moves forward, the neighborhood will be the better for it.

Regards,

A handwritten signature in black ink, appearing to read 'Mary M. Cheh', with a stylized, flowing script.

Mary M. Cheh