



COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004

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May 23, 2006

Carol Mitten, Director
Office of Property Management
Government of the District of Columbia
441 4th Street NW, Suite 1100S
Washington, DC 20001

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D.C. OFFICE OF ZONING
2006 MAY 12 PM 5:57

RE: 600 Block of H Street NE; BZA No. 17521

Dear Ms. Mitten,

I am writing to express my support for the proposed redevelopment of the south side of the 600 block of H Street, NE, with an exciting mixed-use development which will provide a significant housing component and revitalized retail space in addition to the office use and surface parking presently located on the site.

As you are aware, the site is split-zoned C-2-C and C-2-A and the application meets the requirements of the respective zone districts, except for a slight deviation from the lot occupancy requirements in the C-2-A portion of the site.

It is my understanding that the existing leases with District agencies are due to expire in approximately 1½ years. In order to provide the encouragement for this project to proceed now, support and approval is needed from the Board of Zoning Adjustment, and negotiations for lease renewal with the District of Columbia need to commence at this time.

To the extent that there is an affordable housing component to the project, I understand that it will be provided in the context of additional FAR, which in my review of plans, could only occur if additional height is provided along H Street. The present design does not use any bonus FAR but only that permitted as a matter of right.

I look forward to your working with the developer of this proposal so that the revitalization of H Street can continue as expeditiously as possible to the benefit of the H Street, NE community and the District as a whole. Thank you for your assistance in moving this project forward.

Please feel free to contact me or my staff if you have any questions.

Sincerely,

Sharon Ambrose
Councilmember - Ward 6

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17521
EXHIBIT NO. 18
Board of Zoning Adjustment
District of Columbia
CASE NO. 17521
EXHIBIT NO. 18