COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20004

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November 17, 2005

Chairperson Carol J. Mitten and Members
D.C. Zoning Commission
One Judiciary Square, Suite 210 South
441 4th Street N.W.
Washington, D.C. 20001

RE: Case No. 01-28TE (PUD Modification & Time Extension-200 K Street N.E.)

Dear Chairperson Mitten and Commission Members:

I write to encourage the Zoning Commission to approve the 200 K Street N.E. application for a PUD time extension and modification in Case No. 01-28TE. I believe the proposed Union Place project is an important project for this part of the city east of the Amtrak system railroad tracks.

Although the city's development boom is strong and becoming stronger west of the railroad tracks, it has been more problematic east of the tracks and in Northeast D.C. generally. I believe the Union Place residential/retail project will spur economic revitalization that is greatly needed throughout the area east and north of the proposed development, helping to stimulate development along the New York Avenue and Florida Avenue corridors.

Moreover, I believe the project is consistent with the Comprehensive Plan's Ward 6 objective of protecting nearby residential neighborhoods from commercial encroachment related to Union Station. And, the affordable housing element of the proposal is consistent with the Comprehensive Plan and the policies and objectives of the Williams Administration and the City Council to increase our affordable housing stock.

I do not need to remind the Commission that the scarcity of affordable housing is a major topic among citizens and civic organizations throughout the city. Many of our citizens worry about whether they can continue to afford to live in the District, and fear being pushed out by the forces of gentrification. The most effective way to deal with this issue is to get affordable housing developed for the workforce – and get it developed soon.

Thus, I am pleased that the 200 K Street developer has committed to set aside approximately 78 units as affordable workforce housing. The Office of Planning has noted that

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CASE No. 01-28
EXHIBIT No. 96

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CASE NO.01-28
EXHIBIT NO.96

this is the largest affordable-housing percentage proffered by any private developer for an entirely privately-financed project.

Again, I want to encourage and request the Zoning Commission's favorable action on the Union Place time extension and PUD modification application.

Sincerely,

Vincent B. Orange, Sr.
Councilmember, Ward 5
Chairman, Committee on
Government Operations