GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Office of the Director

September 29, 2005

DC Zoning Commission
441 4th Street, NW
Washington, DC 20004

Dear Commission Members:

Subject: Case No. 01-28TE-200 K Street PUD Modification and Time Extension

The purpose of this letter is to request that the Commission act favorably on the Zoning Commission Case No. 01-28TE. The proposed Union Place project, a residential/retail complex bounded by K Street on the South, 2nd Street on the West, L Street on the North and 3rd Street on the East, is scheduled for a public hearing on Monday, October 3, 2005.

As the Commission is aware, affordable housing is a crisis in the City, and real estate prices continue to skyrocket. One of the Mayor's priorities is to develop an additional 6,000 units of affordable housing to meet the needs of the District residents who have been left out of the real estate prosperity boom. Thus, we are encouraged, and commend the developer for putting aside 10% of the residential gross square footage as affordable housing (78 units). This will help ease the shortage of affordable housing in the City and help move us a step closer to our stated goal. I would also like to ask the Commission to pay special attention to the analysis rendered by the Office of Planning that concluded "(o) n a percentage basis, the 74,600 net square feet (86,971 gsf) of affordable housing is the largest percentage of a project total that a private developer has ever offered for a PUD that does not include government land".

Finally, I believe when the Union Place project is successfully completed, it will help spur other economic activities East and North of the subject site. In conjunction with the Office Planning, I urge the Commission to approve the time extension and modifications to the Approved Consolidated PUD and Map Amendment at 200 K Street, NE., along with all the conditions set forth by the Office of Planning in their approval recommendation.

I thank you in advance for your consideration.

Sincerely,

Jalal Greene
Director

ZONING COMMISSION
CASE No. 01-28
EXHIBIT No. 74

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District of Columbia
CASE NO.01-28
EXHIBIT NO.74