Government of the District of Columbia

Stanley Jackson
Deputy Mayor for Planning and
Economic Development

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DC Zoning Commission
441 4th Street, N.W.
Washington, DC 20004

Dear Commission Members,

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

This letter expresses my support for a favorable ruling by the Commission in Zoning Commission Case No. 01-28TE. The proposed Union Place project, a residential/retail complex, is scheduled for a public hearing on Monday, October 3, 2005.

As the Commission is aware, affordable housing remains a high priority in this city and, as real estate prices continue to skyrocket, the need for affordable housing remains at crisis level in the City. One of Mayor's priorities is to develop an additional 6,000 units of affordable housing to meet the needs of the District residents who cannot compete in this period 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 our City and help move us a step closer to our stated goal. As aptly noted by the Office of Planning, "[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 successful; it will help spur other economic activities East and North of the subject site. In conjunction with the Office of Planning, I urge the Commission to approve the modifications to the Approved Consolidated PUD and Map Amendment at 200 K Street, NE.

I thank you in advance for your consideration.

Sincerely,

Stanley Jackson
Deputy Mayor for Planning Economic Development

Zoning Commission
District of Columbia
CASE 01-28TE
EXHIBIT 83

ZONING COMMISSION
District of Columbia
CASE NO.01-28
EXHIBIT NO.83