COUNCIL OF THE DISTRICT OF COLUMBIA

WASHINGTON, D. C. 20004

LINDA W. CROPP
Chairman

November 16, 2005

Carol J. Mitten, Chairperson
Zoning Commission for the District of Columbia
441 4th Street NW, Suite 220
Washington, D.C. 20001

Re: ZC Case No. 01-28TE – 200 K Street NE

Dear Chairperson Mitten and Members of the Zoning Commission ("Commission"):

I write to express support for a time extension for, and major modification to, a previously approved consolidated Planned Unit Development ("PUD") and zoning map amendment as requested by the applicant in Case No. 01-28TE, at 200 K Street NE.

I believe that the applicant has demonstrated that there is good cause for both the time extension and modification, and that the favorable change in market conditions since the previously approved PUD supports the modified development. The modification would primarily change the use, design and some of the amenities – but not the height or density – of the development from a primarily commercial office complex to a primarily residential project of over 800 units, with both market-rate and affordable housing. While this modification includes substantial changes to material facts upon which the Commission may have based its original PUD approval, none of these changes should undermine the Commission's justification for approving the original PUD. To the contrary, it is my view that Comprehensive Plan and other policies of the District strongly favor the development of new housing, particularly mixed-income housing, and particularly on vacant or underutilized land.

It is my understanding that the requested time extension and modification are both necessary for this much improved project, supported by the affected advisory neighborhood commission, to move forward as quickly as possible and continue the revitalization of this neighborhood. Thank you in advance for your full and fair consideration of this application.

Sincerely,

Linda W. Cropp
Chairman

RECEIVED
D.C. OFFICE OF ZONING
2005 NOV 17 PM 12: 31

ZONING COMMISSION
CASE No. 01-28
EXHIBIT No. 95

ZONING COMMISSION
District of Columbia
CASE NO.01-28
EXHIBIT NO.95

COUNCIL OF THE DISTRICT OF COLUMBIA

WASHINGTON, D. C. 20004

LINDA W. CROPP
Chairman

FAX TRANSMITTAL

Date: 11-17-05

To: Carol Mitten

Organization:

From: Linda W. Cropp, Chairman

Remarks:

Number of Pages Including This One: 2

Sending Fax Number: (202) 724-8085

Receiving Fax Number: 727-6078

If there is a problem with this transmission, please call the Chairman's office at (202) 724-8032 or the Committee of the Whole at (202) 724-8196.

RECEIVED
D.C. OFFICE OF ZONING
2005 NOV 17 PM 4:30

11/17/2005 12:05 2027248085 CHAIRMAN LINDA CROPP PAGE 01