ADVISORY NEIGHBORHOOD COMMISSION 7C
DISTRICT OF COLUMBIA GOVERNMENT
4651 NANNIE HELEN BURROUGHS AVENUE, N.E., SUITE 2
WASHINGTON, D.C. 20019
DR. MARY L. GAFFNEY
COMMISSIONER, SINGLE MEMBER DISTRICT 7C06

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July 1, 2002

Mr. Alberto P. Bastida, AICP
Secretary to the Zoning Commission
District of Columbia Zoning Commission
441 – 4th Street, N.W., Suite 210
Washington, D.C. 20001

Subject: **Application- Zoning Commission Case No. 02-05**
First Stage PUD and Map Amendments-New East Capitol
For a large site to the north and south of East Capitol Street
Near the Maryland boundary, Lots 51-56 and 67-78 in Square 5246; Lot 51 in Square 5272; Lot 53 in Square 5279; Lots 99-114 and 118-204 in Square 5280; and Lots 36-92, 96-98 and 101-139 in Square 5281.

Dear Mr. Bastida:

As a Commissioner of Advisory Neighborhood Commission 7C, Single Member District 7C06 and as a very interested person, I have carefully and meticulously viewed the First Stage PUD and Map Amendments for the New East Capitol Project and recommend that the application be approved; however I do have a few questions concerning the dwelling units.

A breakdown of dwelling units by type is given which shows that 102 townhouses (some ownership, some rental) are part of the construction planned. What percentages of the townhouses are planned for ownership? Also given is 92 Semi Detached Houses and 15 Single – Family Detached Houses. What percentages of these houses are planned for ownership? Why are only 15 Single-Family Detached Houses planned for construction? These are the only concerns that need clarification.

Overall plans have been well presented and all provisions have been thoroughly reviewed and discussed at planned community meetings. The developer has satisfactorily addressed concerns and has continually communicated with the constituents, Civic Associations and Advisory Neighborhood Commissions throughout the development of this project.

ZONING COMMISSION
District of Columbia
Case 02-05
Exhibit 22

ZONING COMMISSION
District of Columbia
CASE NO.02-05
EXHIBIT NO.22

It is strongly believed that the project will have a worthwhile impact on the community and I reaffirm my recommendation that the application be accepted.

Should you have any questions, please contact me at (202) 398-5100.

Sincerely

Dr. Mary L. Gaffney
Commissioner ANC 7C
SMD 7C06