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

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D.C. OFFICE OF ZONING
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August 25, 2004

DC Zoning Commission
Suite 210
441 4th Street, NW
Washington, DC 20001

Re: Zoning Commission Case No. 04-13
1200-1224 R Street, NW

Dear Members of the Commission:

I am writing in support of the applications of Logan Phase II LLC for consolidated review and approval of a planned unit development and map amendment from R-4 to R-5-B at the above-referenced property. Bogdan Builders is proposing to construct 60 apartment units in a new four-story plus cellar building with 89 parking spaces. The project also includes the retention of one existing flat, which is located within the Greater 14th Street Historic District. The project will replace a mixed and undistinguished collection of buildings and uses, including some nonconforming commercial uses and apartment type uses which are not permitted under the current zoning.

This is an important project for this community. Having a lot area of just over one-half acre, members of the community see this location as a critical one for residential development in the area. The site is adjacent to the Vermont Avenue Baptist across the alley to the south and the Metropolitan Baptist Church across R Street to the north. With the relocation of Metropolitan from the area, the residents believe, and I agree, that it is important to the stabilization of the area that this corner be anchored with a strong residential use.

The Applicant has worked with the neighbors to develop a sound project. The inclusion of affordable housing on-site, the respecting of the historic district by the retention of the existing rowhouse structure on the west end of the project, the provision of parking adequate for the project with additional spaces made available to neighborhood residents and the massing and design of the building consistent with the scale and fabric of the area are all examples of why I support this project. In addition, the project received the unanimous support of the Community Development Committee of ANC 2F and the full ANC.

I urge you to act favorably on this project and to vote to schedule a public hearing at a suitable time.

Sincerely,

Jack Evans
Councilmember Ward 2

ZONING COMMISSION
District of Columbia
CASE NO. 04-13
EXHIBIT NO. 13

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