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

November 28, 2004

RECEIVED
D.C. OFFICE OF ZONING
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Zoning Commission of the District of Columbia
441 4th Street, NW
Suite 210S
Washington, DC 20001

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

Dear Members of the Commission

As the Ward Councilmember where this project is located, I urge the Zoning Commission to approve this project, which has been unanimously supported by ANC 2F and the Logan Circle Citizens Association. This project is located on a site which, due to the existing uses and the condition of the existing structures, does not presently make a positive contribution to the neighborhood or the city We now have an opportunity to remove these uses and structures and replace them with a well-designed and well planned apartment building to positively impact the area

I have been made aware that this site is smaller than the minimum area normally required for a planned unit development The site does fit within the size for which a waiver may be granted under Section 2401.2 of the Zoning Regulations I recommend that the Zoning Commission exercise its discretion to grant such a waiver in this case As the Ward Councilmember, I can say that I feel that this project contributes to the well-being of the community and the city as a whole It is an extraordinarily well-designed project. The green roof and additional affordable housing are certainly city-wide objectives which will be attained through the approval of this planned unit development, which in my view, reasonably meets the standards set forth in Section 2401 2

It is my understanding that the affordable housing component proposed constitutes twenty-five percent of the increased FAR in the project That is significantly more than the fifteen percent of the increment normally required in PUDs That puts this project in the forefront in addressing the city-wide need for affordable housing. The additional parking, which will be made available for sale as condominium units in the community, is also a significant benefit

I urge the Commission to join with me and the community in supporting and approving this project so that it may be promptly constructed and the neighborhood and the city improved.

ZONING COMMISSION
District of Columbia
CASE NO. 04-13
EXHIBIT NO. 26

Sincerely,

Jack Evans
Councilmember, Ward 2

ZONING COMMISSION
District of Columbia
CASE NO.04-13
EXHIBIT NO.26