Government of the District of Columbia

Advisory Neighborhood Commission 6C

January 25, 2005

RECEIVED
D.C. OFFICE OF ZONING
2005 JAN 27 PM 4 50

Chairperson Carol Mitten
Zoning Commission
Office of Zoning
One Judiciary Center
441 4th Street, N.W.
Washington, D.C. 20001

ZONING COMMISSION
CASE No. 04-22
EXHIBIT No. 30 FAX

Re: Supplemental Letter to ANC 6C Letter dated December 13, 2004 for Application No. 04-22 of Abdo Development, L.L.C. and Capital Children's Museum for proposed PUD and Zoning Map Amendment for Redevelopment

Dear Chairperson Mitten and Members of the Zoning Commission:

The purpose of this letter is to supplement the letter from ANC 6C to the Zoning Commission dated December 13, 2004, regarding the application from Abdo Development, LLC requesting consolidated review and one-step approval of a Planned Unit Development and a corresponding amendment to the Zoning Map of the District of Columbia in order to develop a residential project on the subject property, 220 H Street, N.E. In the December 13 letter, ANC 6C expressed its unanimous support of the project. At the January 12, 2005 ANC 6C meeting, the Commission unanimously re-affirmed its support of the project and addressed two additional issues: (1) the affordable housing component of the project and (2) affordable parking.

ANC 6C urges creation of a community advisory board to work with the developer and other agencies of the District of Columbia government to set up standards for the affordable housing component. In addition, ANC 6C welcomes the letter from Jim Abdo dated January 12, 2005 indicating that Abdo would commit to $40,000 to off-set the cost of parking for affordable housing units.

Background

At the ANC 6C regular Zoning Committee meeting on January 5, 2005, Art Rodgers of the Office of Planning explained to the Zoning Committee that he was involved in the negotiations concerning the first private condominium project involving the sale of affordable housing units, a project being constructed on Western Avenue in accordance with a Planned Unit Development Order of the Zoning Commission. After the briefing and discussion, an issue arose regarding the affordability of parking spaces for the affordable housing residents.

ZONING COMMISSION
District of Columbia
CASE NO.04-22
EXHIBIT NO.30

At the ANC 6C meeting on January 12, 2005, Commissioner Anthony Rivera, whose single member district the project will be constructed in, raised the issue of affordable housing without subsidizing parking for those units. He introduced a letter from Abdo Development that committed $40,000 to help subsidize parking for the affordable units. In its motion expressing approval of the project, the ANC 6C noted that it welcomes the letter from Abdo development. In discussion of the motion, Commissioner Rivera noted that the $40,000 to help offset the cost was a good faith gesture by Abdo development, but in his opinion, it did not solve the problem.

Sincerely,

ANC 6C Chairman Mark Dixon

Attachment: Letter from Abdo Development dated January 12, 2005

ABDO DEVELOPMENT

January 12, 2005

Commissioner Anthony Rivera
ANC 6C-05
817 4th Street, NE
Washington, DC 20002

Re: Capital Children's Museum Redevelopment

Dear Commissioner Rivera:

I am writing to follow up and memorialize our telephone conversations from yesterday evening and this morning regarding our proposed redevelopment of the Capital Children's Museum site. Abdo Development appreciates the unanimous vote of support that ANC6C gave to our proposed PUD on December 8, 2004 and wants to ensure that we maintain that full support going forward.

We acknowledge and appreciate the concerns you have raised regarding the potential affordability of parking for purchasers of designated affordable units. To help ensure that parking can be made available to these residents, we commit to create a $40,000 fund to be used toward off-setting the cost of parking for affordable units. These dollars will be placed in Escrow upon receiving building permits and will be available to DHCD (or the District of Columbia agency responsible for managing the sale of affordable units) at its discretion for affordable unit purchasers to make up any shortfall of funds necessary to purchase a parking space. We will request that the Zoning Commission make this commitment a condition of our PUD approval to be documented in the zoning order.

While we believe that the Smart Growth location of this project – walking distance to two Metro stations – will reduce the demand for parking and make the project more attractive to buyers without cars, we agree that there may be some affordable buyers who must have a car for their commuting needs. We believe that the program outlined above will help ensure that these potential buyers will be able to live in the community and have access to parking.

We understand that the ANC will consider this proposal at its scheduled meeting on January 12 and hope that it can be added to its conditions of support.

With kind regards,

Jim Abdo
President/CEO
Abdo Development, LLC
www.abdo.com

JJA/cp

Government of the District of Columbia
Advisory Neighborhood Commission 6C

RECEIVED
D.C. OFFICE OF ZONING
2005 JAN 27 PM 4:50

FAX COVER SHEET

From: ANC 6C Commission
Re: Capital Children's Museum and Abdo Development PUD application on tonight's agenda

Thank you for accepting the attached item at such a late point and distributing it to all Zoning Commission members before tonight's meeting. This item is the first item on the agenda at 6:30 tonight.

For information regarding transmittal of the FAX, call Commissioner Mike Sherman at 202.270.8650, who serves as ANC 6C Secretary.