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DC OFFICE OF ZONING

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Ms. Sharon Schellin
 Acting Secretary to the Zoning Commission
 DC Office of Zoning
 441 Fourth Street, NW, Suite 200 South
 Washington, DC 20001

ZONING COMMISSION
 District of Columbia

Re: Comments on Proposed Rulemaking, Zoning Case No. 04-33
 Text Amendment – Inclusionary Zoning

CASE NO. 04-33EXHIBIT NO. 211

Dear Ms. Schellin:

Fort Lincoln New Town Corporation ("FLNTC"), developer of the nearly 400 acre Fort Lincoln New Town community in Northeast Washington, DC, has more than 30 years of development experience. We have built a wide variety of housing types for District residents in all income groups, more than 1350 units to date. These include 521 privately owned condominium units for District of Columbia residents, 158 garden style apartments with a 20% set-aside for low to moderate income residents of D.C., and 679 high rise apartment units for low-income senior citizens of the District of Columbia. Currently some 56% of the housing units at Fort Lincoln New Town are for low income DC residents, an amount which exceeds the District's requirements for affordable housing.

We are currently constructing 209 market rate town homes, and are in the planning and approval stage for another 370 such townhouse units. In addition we are fairly far along in the planning and approval process for a 400,000 sq. ft. shopping center that will include a Costco and a Target. It is important to understand the relationship between the shopping center and

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the shopping center will serve all Ft. Lincoln residents, and provide D.C. residents from well beyond Ft. Lincoln's borders with an opportunity to shop at establishments in D.C. that they previously had to travel to suburban Maryland or Virginia to find. However the

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commitment by retailers Costco and Target to locate at Ft. Lincoln is contingent on Ft. Lincoln committing to construct significant numbers of market rate housing units in close proximity to their stores

Given the nature of residential development at Ft. Lincoln the proposed bonus densities are not beneficial or applicable. We therefore recommend that the Commission either expressly exempt town home construction or mandate an expeditious waiver process for situations like ours, so that good intentions do not lead to unforeseen negative outcomes.

Looking at the larger D.C. housing market, we at Fort Lincoln are of the opinion that the proposed inclusionary zoning amendment will not serve to increase the supply of affordable housing in the District, and may have the opposite effect. Detailed and insightful comments to this effect, with which we largely agree have been provided by the DCBIA and others. Rather than repeating or paraphrasing what they have said, or arguing for specific percentage changes in bonus densities, we would like to urge you to sit down with a broad cross section of the local development community to discuss this issue.

Sincerely,

Michele V. Hagans
President
Fort Lincoln New Town Corporation