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October 3, 2005

BY MESSENGER

Ms Carol Mitten
Chair, D C Zoning Commission
441 4th Street, NW, Suite 1100 South
Washington, D.C 20001

Re Z C Case No 05-02, Residential Recreation Space

Dear Ms. Mitten and Members of the Commission

This firm represents Metropolis Development Company, Forest City Washington, The Jar Lynch Companies, ICP Partners, Mount Vernon Place LLC, Metro Properties, Inc., The Malone Group, Langley Realty Partners and other clients who have a strong and pressing interest in this matter

This letter is to request that the Commission promptly schedule further proceedings to consider the elimination of RRS requirements and act expeditiously. Such action to eliminate RRS requirements would be in furtherance of the Commission's discussion of this matter at its public meeting on September 15, 2005

Prompt action is warranted on this matter for the following reasons:

- 1 As a result of the action taken on September 15th, there is considerable uncertainty as to how to plan for the large number of residential projects that are in the pipeline (i.e., design development);
- 2 Several BZA cases requesting relief from RRS requirements are pending and others are in various stages of preparation; and

~~ZONING COMMISSION~~
~~District of Columbia~~

~~CASE NO.~~ 05-02
~~EXHIBIT NO.~~ 24

ZONING COMMISSION
District of Columbia
CASE NO.05-02
EXHIBIT NO.24

Carol Mitten

October 3, 2005

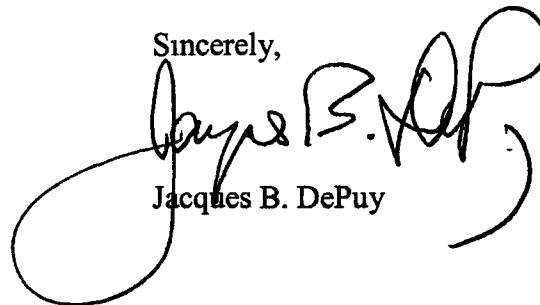
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3 Unnecessary time, effort and substantial expense – by OP, the BZA and its staff, ANCs, community organizations, developers and design professionals – can be eliminated if prompt action is taken

This letter is also to request that the recommendation made by OP on September 26th, that RRS requirements be linked to action in the Inclusionary Zoning (IZ) case, be rejected. RRS issues have little or no relationship with IZ issues. Furthermore, the timetable of the IZ matter is uncertain. Thus, linking these two unrelated matters could severely delay needed RRS reforms

Thank you for considering these views and this request for expeditious action

Sincerely,

A handwritten signature in black ink, appearing to read "Jacques B. DePuy", with a large, stylized loop at the end.

Jacques B. DePuy

JBD.mac271716v1

cc Ms Ellen McCarthy
Ms Jennifer Steingasser
Mr. Joel Lawson
Mr Scott Pannick
Mr Harold J DeBlanc
Mr Leon Kafele
Mr. Charles C Wilkes
Mr. Robert M Gladstone
Mr. Robert J Knopf
Mr. Jeremy Rubenstein
Mr Merrick Malone
Mr Steve McCleaf
Mr Jair Lynch