



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

Charles Allen
Councilmember - Ward 6

Committee Member
Business, Consumer and Regulatory Affairs
Education
Transportation and the Environment

May 22, 2015

DC Office of Zoning
Zoning Commission
441 4th Street, NW
Suite 200S
Washington, DC 20001

RE: Letter of Support, ZC 06-46B Modification

Dear Chairman Hood and Members of the Commission.

I join ANC6D in writing in support of the proposal by Half Street Residential PJV, LLC, to modify Case 06-46/06-46A, the previously approved plans for a mixed-use building located at Half Street and N Street, SE.

The modified design greatly increases the amount of space allocated to retail. This mixed-use construction helps to activate the sidewalk by drawing foot traffic to retail shops, which helps grow our local economy and creates a safer, more vibrant streetscape.

I also understand the revised design greatly reduces the approved floor area ratio (FAR) to 731. This directly relates to the project's increased ability to support retail space and produce the lively, activated street-level experience surrounding the project that we want for our neighborhoods.

I find the Monument Place pedestrian promenade to be innovative and pedestrian-friendly. Ward 6 is a leader in transit-oriented development and this project is an excellent example of the kind of design that leverages surrounding multi-modal transit options to create easy access for residents and visitors.

I hope the Commission will consider these factors in its decision-making.

Sincerely,



Charles Allen
Councilmember, Ward 6

ZONING COMMISSION
District of Columbia
CASE NO. 06-46B
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 1
CASE NO. 06-46B
EXHIBIT NO. 11