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D.C. OFFICE OF ZONING

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Zoning Commission of the District of Columbia
441 4th Street, NW
Room 210S
Washington, DC 20001

Re: Zoning Commission Case No. 07-26

Dear Members of the Commission:

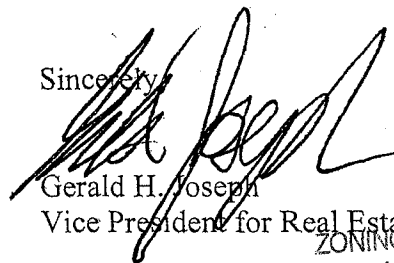
The owner of 1330 Apartments, located at 1330 7th Street NW - directly across O Street from the site of the above-referenced case - is an affiliate of CPDC. I am writing to express CPDC's support for the O Street Market project as it is presently designed after extensive input and consultation with the community. The developer has worked with the community for years to structure a mixed use project which reuses the historic O Street Market and returns it to its grocery store and food service use, removes the truck loading facilities which presently block and disrupt 9th Street both from a traffic circulation and visual standpoint, while providing open space in the area of the former 8th Street right-of-way.

The developer has, on several occasions, exhibited its plans to the community pointing out the 110 foot maximum height at the interior of the site and the 5.35 FAR of the project. The community has been well aware of the proposed height of the development and, given the way it has been sited on this large parcel, it has no adverse impact on the community and no more impact than a 90 foot high building would have.

It is significant to note that this project was of such importance to the community that the community was involved with, and supported, a change to intensify the development of this specific square with a change to the Land Use Map during the most recent Comprehensive Plan process. The Comprehensive Plan amendment was supported by the community and adopted by the Council in order that this project may proceed.

We hope that the Zoning Commission will set this project down as proposed by the developer and supported by the community so that this important project may move forward and help with the revitalization of our community in a manner which we have found to be consistent with our community.

Sincerely,



Gerald H. Joseph
Vice President for Real Estate

cc: The Honorable Adrian Fenty
The Honorable Vincent Gray
The Honorable Jack Evans

ZONING COMMISSION
District of Columbia

CASE NO. 07-26
EXHIBIT NO. 17