



COUNCIL OF THE DISTRICT OF COLUMBIA

THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20004

November 26, 2007

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D.C. OFFICE OF ZONING
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Mr. Anthony Hood, Chairman
D.C. Zoning Commission
441 - 4th Street, N.W., Suite 210
Washington, DC 20001

RE: Zoning Commission Case No. 07-29 of the Bozzuto Group -
Application to Rezone a Portion of Square 514, Lot 864
("Property") - Letter of Support

Dear Chairman Hood and Members of the Zoning Commission:

Recently, the Bozzuto Group (the "Applicant") submitted a petition to rezone a portion of this property from DD/R-5-B to DD/C-2-C. As the Ward Councilmember, I am writing to give my unqualified support for the above-mentioned application and my hope that the application is approved.

Although the rezoning action would only include slightly more than 42 feet of New York Avenue street frontage, it would allow for the construction of an important residential project in the Mount Vernon Square neighborhood. That project would feature a twelve story building, allow for the renovation and relocation of historic 465 New York Avenue, NW, and include approximately 87 residential units and ample parking. Currently the site is largely vacant and only improved with two deteriorating structures. As a result, a sense of disinvestment and abandonment pervade the site.

The creation of a residential building on this site in the Downtown Development District is entirely appropriate and consistent with the Comprehensive Plan. The extension of the DD/C-2-C Zone line would be a natural progression of the existing zoning regime in the Downtown area and allow the Property to act as a transition between the New York Avenue corridor and the Mount Vernon Square neighborhood.

The project that would be allowed by the rezoning would achieve a wide array of historic, land use, environmental, housing, urban design, economic development, and Near Northwest Area (particularly the Shaw/Convention Center Subarea) goals set out in the Comprehensive Plan. Further, it is my belief that the proposed project fulfills many

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of the District's goals and policies for creating a vibrant and active neighborhoods. It is beneficial infill on a site that has been long vacant on a key thoroughfare. Moreover, the project is not just any development, but rather it is a significant historic redevelopment with a high quality new design, compatible with the Mount Vernon Square Historic District context.

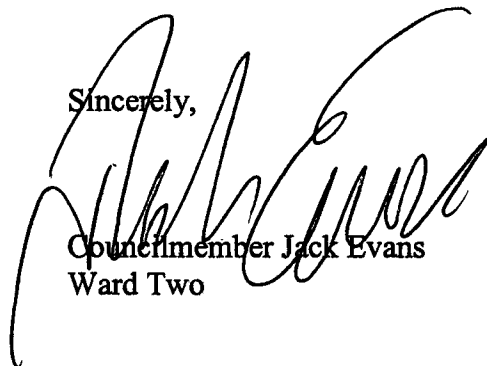
The Comprehensive Plan Land Use Map also appears to treat the property and the proposed rezoning favorably. The property is either in or immediately adjacent to an area of higher density designation corresponding with the New York Avenue corridor. Section 224.24 of the Comprehensive Plan (Guidelines for Using the Generalized Policy Map and the Future Land Use Map) states that the Land Use Map is intended to be a general guide for zoning of properties in the District and broadly interpreted rather than treated as a zoning map. As a result, the Land Use Map demonstrates that the area of New York Avenue on which the property sits is appropriate for higher density development such as that proposed by the Applicant.

The project is a highly desirable amendment to the Zoning Map that achieves the goals of the text of the Comprehensive Plan and the Land Use Map, when taken together. This is in accordance with Section 224.24's statement that: "The zoning of any given area should be guided by the Future Land Use Map, interpreted in conjunction with the text of the Comprehensive Plan, including the citywide elements and the area elements, as well as approved Small Area Plans." It is difficult to imagine a project that achieves the policies and objectives of the Comprehensive Plan more than the Applicant's proposal. It is only through the rezoning that such a project can be achieved.

The approval of the proposed project will not have any detrimental impact on the character of the neighborhood surrounding the property or the Mount Vernon Square Historic District. Therefore, I request that you approve this rezoning application.

I appreciate your time. If you would like to discuss the matter, please do not hesitate to contact me.

Sincerely,

A large, stylized handwritten signature in black ink, likely belonging to Councilmember Jack Evans. The signature is fluid and cursive, with a prominent loop at the end.

Councilmember Jack Evans
Ward Two