

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Executive Office of the Mayor

Office of the Deputy Mayor for Planning and Economic Development



D.C. Zoning Commission
Suite 210
441 4th Street, N.W.
Washington D.C. 20001

December 6, 2010

Re: Zoning Commission Case No. 08-34
Return to L'Enfant Planned Unit Development

ZONING COMMISSION
District of Columbia
CASE NO. 08-34
EXHIBIT NO. 39

Dear Members of the Commission:

On behalf of the Office of the Deputy Mayor for Planning and Economic Development I am pleased to offer this letter of support for the proposed Planned Unit Development for the Center Leg Freeway redevelopment project. For more than five years the District of Columbia, as current owner, has worked closely with the Applicant to structure a disposition agreement for the project site. The resulting agreement, which has recently received conditional approval from the Department of Federal Highways, is of significant benefit to the City; allowing the re-connection of the street grid and neighborhoods on either side of the freeway through the reintroduction of F and G Streets, the development of tax-generating commercial and residential uses where no tax revenue is currently generated, and the delivery of fifty units of affordable for-sale housing.

Due to the extraordinary infrastructure costs associated with building over and adjacent to an active highway it is important to stress the need of the requested amount of density for the project. The construction of the base infrastructure will be complex and expensive, and it will entail significant risks and obligations for the Applicant not normally associated with development in the City. Therefore, the requested density, including allocation among uses, is needed in order for the project to move forward with certainty and for the development of the infrastructure to remain feasible without financial assistance from the City.

The Applicant will fund all of the benefits and amenities in addition to the necessary infrastructure; this includes the affordable housing, compliance with First Source and CBE agreements, and the historical and cultural benefits associated with the relocation of and improvements for both the Jewish Historical Society and the Holy Rosary Church. Furthermore, the environmental features of the

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project will be at the cutting edge of sustainable design, and will serve as a model for future air rights developments nationwide.

I urge the Zoning Commission to consider the important aspects of this case and to approve the Planned Unit Development and Zoning Map amendments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Valerie Santos', written in a cursive style.

Valerie Santos

Deputy Mayor for Planning and
Economic Development