



COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N.W., SUITE 404
WASHINGTON, DC 20004

COUNCILMEMBER YVETTE M. ALEXANDER

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Chair, Committee on Health and Human Services
Member, Committee on Education

March 4, 2016

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

RE: ZC Case No. 16-03, Application of DB Residential Hill East, LLC, an affiliate of Donatelli Development (the "Applicant") (Square 1112E, Lots 802, 803, and 804):

Dear Members of the Commission:

I am pleased to offer this letter in support of the above-referenced zoning application filed by Donatelli Development.

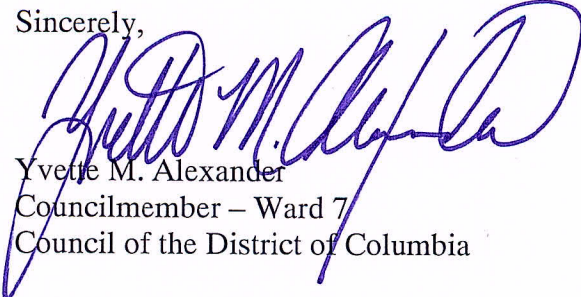
The property is consists of approximately 2.6 acres of land area. The Property is a compilation of two parcels -- Parcel F-1 and Parcel G-1 in the HE District. Parcel F-1 is located in the HE-1 Zone District and is bound on the west by 19th Street, on the north by Burke Street, and on the south by C Street. Parcel G-1 is located in the HE-1 and HE-2 Zone Districts and is bound on the west by 19th Street, on the north by C Street, on the south by Massachusetts Avenue, and on the east by 20th Street.

The Applicant desires to construct two mixed use buildings containing retail and residential uses with below grade parking.

In order for this development to be allowed, under 11 DCMR §2801.1, design review is required from the Zoning commission pursuant to the requirements of the Hill East (HE) District set forth in 11 DCMR §§ 2812 through 2814. In addition, the Applicant requests special exception approval for parking access on a secondary street (11 DCMR § 2815.9) and the following areas of relief pursuant to 11 DCMR § 2803.1: (i) maximum building height (§ 2808.1); (ii) parking (§§ 2815.1, 2815.2, 2101.1); (iii) loading (§§ 2815.3, 2815.4, 2201.1); and (iv) lot occupancy (§ 2808.1).

The proposed development should significantly benefit the community by providing new housing and retail in the Hill East District. Therefore, I strongly encourage the Zoning Commission's expeditious approval of the application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Yvette M. Alexander", is written over the typed name and title.

Yvette M. Alexander
Councilmember – Ward 7
Council of the District of Columbia