



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



February 15, 2012

Ms. Catherine Buell, Chairperson
Historic Preservation Review Board
Office of Planning
1100 Fourth Street SW, Suite E650
Washington, DC 20024

Re: 700 Constitution Avenue NE

Dear Ms. Buell:

On February 9, 2011, Advisory Neighborhood Commission 6A (ANC) voted 5-0 to approve a resolution favoring the redevelopment of 700 Constitution Avenue NE. This vote took place at a regularly scheduled and publicly announced meeting with a quorum present¹. Five commissioners are required for a quorum.

ANC 6A adopted a motion to support the 700 Constitution project before the HPRB with two provisos:

That the developers present an analysis of the traffic pattern in, through, and out of the Square; and present plans to maximize the use of transportation alternatives such as CaBi, bike racks, and shared-use vehicles like Zipcar.

An amendment was adopted to delete a proviso that the developers soften the stark commercial look of the residential exterior walls surrounding the north side Terrace as found in the early drawings, since the developers have already redesigned the walls surrounding the north terrace.

The community was invited to attend a discussion with IBG, met separately without IBG present, and was able to attend both the Economic Development and Zoning Committee and the full Commission meeting. The developer has addressed many of our concerns. Consequently we did not, in our motion, articulate already resolved concerns about the original designs such as the proposed deep underground terraces in public space, the penthouse height, and the width of the bays.

Speaking now as the Commissioner whose District lies across Eighth Street, I urge the HPRB to ensure the protection of the historic St. Monica and St. James Church from construction and traffic vibrations, and put on the record assurances given to the community that the penthouse will

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@yahoo.com and the ANC-6A@yahoogroups.com (not controlled by the ANC) listservs, and through print advertisements in the *Hill Rag*.

be reduced to the minimum dimensions necessary and that cell towers will not be visible from the streets.

I also request that final approval be reserved to the Board, not from any lack of confidence in the very able staff, but to allow the community a chance to be heard about the final designs negotiated between HPO staff and IBG.

David Holmes, as Chair of ANC 6A, will represent the Commission in this matter (holmes6a3@gmail.com).

On behalf of the Commission,

A handwritten signature in black ink that reads "David Holmes". The signature is written in a cursive, flowing style with a large initial "D".

David Holmes
Chair