



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



November 13, 2015

Mr. Matthew Marcou
Deputy Associate Director for Public Space Regulation
District Department of Transportation
55 M Street SE, Suite 400
Washington, DC 20003

Re: Public Space Application No. 116048

Dear Deputy Associate Director Marcou,

At a regularly scheduled and properly noticed meeting¹ on November 12, 2015, our Commission voted 6-0 (with 5 Commissioners required for a quorum) to support Rappaport Company's various public space requests that constitute a portion of their plan to redevelop the current H Street Connection site located on the 800 and 900 blocks of H Street NE. We extend our conditional support upon receiving from Rappaport Company a set of plans to implement security measures for the public space surrounding their property.

The development plans for this property include a number of components impacting public space that the Commission supports. Specifically, Rappaport plans to close a curb cut at Ninth (9th) Street NE (which currently provides access to a parking lot that will cease to exist) and replace it with residential drop off and pick up zone. This will assist steady traffic flow on H Street NE as residents and patrons come and go from the property. The company is also requesting a few metered parking spaces on H Street NE for use as an evening valet zone in order to further accommodate patrons visiting the ground-level retail businesses that will be located on site. Rappaport also plans to slightly widen the private alley behind the property, and is requesting to widen the corresponding curb cuts on Eighth (8th) Street NE and Tenth (10th) Street NE to conform to the new width and to close two curb cuts that will no longer be needed on 10th Street NE; provided, however, our support of these measures is contingent on Rappaport receiving assurances from the District Department of Transportation ("DDOT") that on street parking spaces will not be lost to accommodate large truck turning radius necessary to exit the alley on 10th Street NE (i.e. moving these parking spots to the other side of the street without a loss of non-metered residential parking spots).

Additionally, at the pedestrian entrances to the building on H Street NE and on Eighth (8th) Street NE, Rappaport is requesting permission to install an awning. They have assured the commission that these awnings will be cantilevered and will not contain any

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@yahogroups.com, anc6a@yahogroups.com, and newhilleast@yahogroups.com, at www.anc6a.org, and through print advertisements in the Hill Rag.

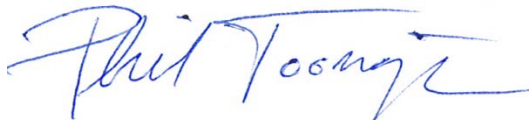
structure that obstructs pedestrian traffic on the sidewalk. With that assurance, we support this request.

We understand that a prior agreement between Rappaport Company and DDOT requires that the company invest in aesthetic improvements to the corner of Eighth (8th) Street NE and H Street NE. Rappaport Company plans to use specialty pavers at that corner consistent in style with other street corners in the District, and we support this proposal.

Finally, we support Rappaport's request to include a sidewalk café zone on the Eighth (8th) Street NE side of their property that would leave six feet of space between it and the existing bus shelter on the east side of Eighth (8th) Street NE just south of H Street NE. The commission grants this support on the condition that Rappaport ensure the southern boundary of this café zone has the buffer space between it and the neighboring residences to the south presented to our Commission in current plans, which is seventy-two (72) feet. The Commission further specifies that support for the café zone shall in no way be construed as indication of support for any future, specific request for operation of a sidewalk café at this location. Any such application by a tenant occupying the retail space adjacent to each café zone will be considered separately and on its own merits independent of this particular request via the DDOT public space application process, which will necessarily include a separate opportunity for the surrounding community and ANC to weigh in.

Thank you for giving great weight to the recommendation of ANC 6A. Should you wish to discuss this letter with the Commission, please feel free to reach out to me at philanc6a@gmail.com or the ANC 6A Vice-Chair, J. Omar Mahmud, at mahmud6a01@gmail.com, who is also the co-chair of our Transportation and Public Space Committee and in whose Single Member District this property is located.

On behalf of the Commission,



Phil Toomajian
Chair, Advisory Neighborhood Commission 6A