



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



September 15, 2016

Ms. Sharon Schellin  
Secretary to the Zoning Commission  
D.C. Office of Zoning  
One Judiciary Square  
441 4<sup>th</sup> St. NW, Suite 210S  
Washington, DC 20001

Re: ZC Case No. 15-31 (1701 H Street, N.E)

Dear Ms. Schellin,

At a regularly scheduled and properly noticed meeting on September 8, 2016,<sup>1</sup> our Commission voted 6-0 (with 5 Commissioners required for a quorum) to support the Applicant's request for a land use designation change from the existing C-2-A to C-2-B in order to develop the property at 1701 H Street, NE.

The Commission believes that this development will help the area to develop without placing an undue burden on the neighborhood. The development will provide needed new housing in this area and help increase commercial and retail interest in the area east of the Starburst intersection.

The developer has done important outreach and communication regarding its plans with the residents of our area. There have been three public meetings with ANC 6A's Economic Development & Zoning Committee to review and discuss the development. The public benefits package that is included in the development will directly benefit the residents of ANC 6A and 5C. The developer will be contributing four feet of private property to the public space and will be improving the existing alley and sidewalks. In addition, the developer will provide a public space that can be used for meetings of ANC 5C, and other public events by appointment. The building will be LEED Gold certified. It will have security features on all sides.

The building will have adequate parking, reducing traffic or congestion impact on the neighborhood. Residential access will be through the alley, which the developer is improving to ensure it is adequate to the traffic needs. The design of the building ensures that the light and air of neighboring properties will not be negatively impacted, despite its significant massing.

Please be advised that Brad Greenfield and I are authorized to act on behalf of ANC 6A for this case. I can be contacted at [philanc6a@gmail.com](mailto:philanc6a@gmail.com) and Mr. Greenfield can be contacted at [brad.greenfield@gmail.com](mailto:brad.greenfield@gmail.com).

On Behalf of the Commission,

Phil Toomajian  
Chair, Advisory Neighborhood Commission 6A

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<sup>1</sup> ANC 6A meetings are advertised electronically on the [anc6a-announce@yahogroups.com](mailto:anc6a-announce@yahogroups.com), [anc-6a@yahogroups.com](mailto:anc-6a@yahogroups.com), and [newhilleast@yahogroups.com](mailto:newhilleast@yahogroups.com), at [www.anc6a.org](http://www.anc6a.org), and through print advertisements in the Hill Rag.