



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



September 21, 2010

Ms. Sharon S. Schellin
Secretary of the Zoning Commission
Office of Zoning
One Judiciary Square
441 4th Street NW, Suite 210S
Washington, DC 20001

RE: ZA Case 10-19 - ANC 6A Support for Rezoning Square 1050 and Portions of Square 1027, 1049 and 4509.

Dear Ms. Schellin:

At a regularly scheduled and properly noticed meeting on September 9th, 2010, our ANC voted 5-0-0 (with 5 Commissioners required for a quorum) to support the rezoning of Square 1050 and portions of Square 1027, 1049 and 4509. In addition, we ask the Zoning Commission to modestly expand the rezoned area to incorporate other commercially zoned property at the Eastern end of H St Corridor within the H Street NE Zoning Overlay.

Our ANC believes that the proposed rezoning accomplishes three goals:

1. Downzoning the commercial lots south of H Street from C-3-A to C-2-A will make future commercial development more compatible in height and massing with surrounding R-4 zoned residential neighborhood.
2. Expanding the boundaries of the H Street Overlay will extend the Overlay's protections to properties that currently not subject to the Overlay. In particular, our ANC is pleased that the Overlay's design requirements and guidelines will guide any future development of these commercial properties. The Overlay's design standards have improved the quality of buildings proposals on H Street and will insure that new construction in the proposed rezoned area will follow good urban design principles (e.g. 14 foot ground floor ceiling height for retail, street frontage requirements) and be architecturally compatible with the existing building stock.

3. Rezoning portions of Square 2409 from commercial to residential zoning better reflects current development and the intent of the Comprehensive Plan.

In addition to rezoning the Squares proposed by the Office of Planning, our ANC asks that the map amendment and associated text amendment be modestly expanded to also rezone C-3-A lots on Square 1026 to C-2-A and extend the boundaries of Overlay to all commercially zoned lots in this Square. This change would only affect 11 lots in Square 1026 (including interior lots which do not front a street) and would be consistent with the rezoning proposed for Squares 1027 and 1049. In addition, we request that C-2-A zoned alley-facing lots in Square 1027 be incorporated into the H Street Overlay. We believe that these two changes are consistent with intent of OP's rezoning proposal and will insure that future development of the lots currently outside of the Overlay's boundaries will be consistent with the rest of the H Street Corridor.

Please be advised that Commissioner Drew Ronneberg, Commissioner Bill Schultheiss and Andrew Hysell are authorized to represent the ANC for the purposes of this case. Commissioner Ronneberg can be reached at 202 431-4305 or ronneberg6a02@gmail.com.

On behalf of the Commission,



Kelvin J. Robinson
Chair, Advisory Neighborhood Commission 6A

cc: Harriet Tregoning, Office of Planning Director
Karen Wirt, ANC 6C Chair