



U Street Neighborhood Association

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July 9th 2012

Lloyd Jordan, Chairperson, Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001
bzassubmissions@dc.gov

Re: Proposed zoning variances and special exceptions for Florida Avenue and 9th St (Square 416, lot 31), Case Number 18375

Dear Ms. Moldenhauer:

At our regular meeting on June 14th 2012, the U Street Neighborhood Association considered the request by JBG for 6 variances for their project at 9th & Florida (Square 416, lot 31). These are (Area Variance, Special Exceptions) Pursuant to 11 DCMR §§ 3103.2 and 3104.1, for variances from the required standards for rear yard (section 774), lot occupancy (section 772), off-street parking (section 2101) and loading facilities (section 2201), and special exception relief pursuant to section 1906, from the streetwall requirements under subsection 1903.3, and the roof structure requirements under subsection 770.6, to allow the development of a six-story mixed-use residential building with ground floor retail/service uses in the Arts/C-2-B District at premises 710 Florida Avenue, N.W. (Square 416, Lot 31). JBG's BZA hearing is July 10th, 2012.

The U Street Neighborhood Association was supportive of the variances for lot occupancy, rear yard, roof structure, and street wall requirement. The U Street Neighborhood is supportive of transforming what has been an empty lot into a neighborhood asset with retail and residential units. We appreciated JBG staff efforts to meet with the community on these variances.

The U Street Neighborhood doesn't support the reduction of parking spaces for this project, without seeing concrete mitigation commitments from the developer. Things to consider would be that residents of this project are restricted from obtaining Residential Zone On-Street Parking Permits from the DC Department of Motor Vehicles, ZipCar, bike share, WMATA Smart Cards for residents, Eco-Concierge, or parking made available at other sites that JBG holds (Atlantic Plumbing).

U Street Neighborhood Association is extremely concerned about the impacts on local traffic and how these variances will impact them. JBG hasn't shared a traffic analysis with the U Street Neighborhood Association. We feel that the developer hasn't demonstrated a clear understanding of what impact the traffic from their facility will cause on the nearby area. Issues of concern are traffic at 8th & Florida Avenue where no signal exists. A traffic light should be added there. The impacts of this site and the two others currently under JBG development (West WMATA and Atlantic Plumbing) require looking at traffic flow issues in a congested area already, that is being impacted by other developments nearby (Howard Theater, etc).

With a quorum at our duly-noticed public meeting, the Association approved the motion for the contents of this letter by a unanimous vote.

On behalf of the U Street Neighborhood Association, Sincerely,

Brian Card, President
U Street Neighborhood Association
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http://ustreet-dc.org

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CASE NO. 18375

EXHIBIT NO. 31

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