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September 14th 2012

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

Re: BZA Case No. 18397 – Proposed zoning variances and special exceptions for Florida Avenue and 8th St, NW (Square 393, lots 41, 44, 45, 46, and 826)

Dear Mr. Jordan:

At our regular meeting on August 9, 2012, the U Street Neighborhood Association (USNA) considered a request by The JBG Companies (JBG) for support for five variances for their project at Florida Avenue, NW and 8th Street, NW (Square 393, lots 41, 44, 45, 46 and 826). The proposed development is a mixed-use residential building with ground floor retail/service uses in the Arts/C-2-B District. The variances sought from the required standards are for lot occupancy, number of off-street parking spaces, loading facilities requirements, special exception relief from street wall requirements, and relief for roof structure requirements. The address associated with the BZA filing is 800 Florida Avenue, N.W. but the future address will be 1924 8th Street, NW. We understand that the BZA hearing for this project is September 18, 2012.

USNA's members support this project's proposed transformation of what has been an empty lot into a neighborhood asset with retail and residential units. We appreciated the JBG staff's efforts to meet with and explain to the community the requested variances and the underlying rationale for them. The U Street Neighborhood Association voted to **support** the variances for the lot occupancy, loading facilities, rear yard street wall, and roof structure requirements.

However, the U Street Neighborhood voted to **oppose** JBG's request for a reduction in the number of parking spaces it is otherwise required to provide for this residential and retail development without seeing more concrete mitigation commitments from the developer. This development as proposed is required to provide 55 residential parking spaces and 27 retail parking spaces; the developer seeks parking relief of 13 retail required spaces. The already-limited available parking in our neighborhood causes numerous problems for residents and businesses as well as those who visit the U Street area.

We are also extremely concerned about the impact on local traffic from this development combined with the nearby facilities JBG also is developing (on the former West WMATA and Atlantic Plumbing locations). The traffic congestion caused by these three JBG developments combined with others nearby (such as the Howard Theater) compel a close review of the area's current and future traffic flow issues.

USNA does commend JBG for recognizing the concerns we raised with them about traffic issues that already exist at the corner of 8th Street and Florida Avenue, NW where no traffic signal currently exists and appreciate their commitment, as we have specifically requested, to install a traffic light at the corner to help ameliorate that problem. Among the suggestions USNA has offered to JBG in regard to the parking variance include restricting residents of this project from obtaining Residential Zone On-Street Parking Permits from the DC Department of Motor Vehicles, providing ZipCar spaces, including bike share stations, and making retail parking available at the nearby sites that JBG is developing.

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. 18397
EXHIBIT NO. 38

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