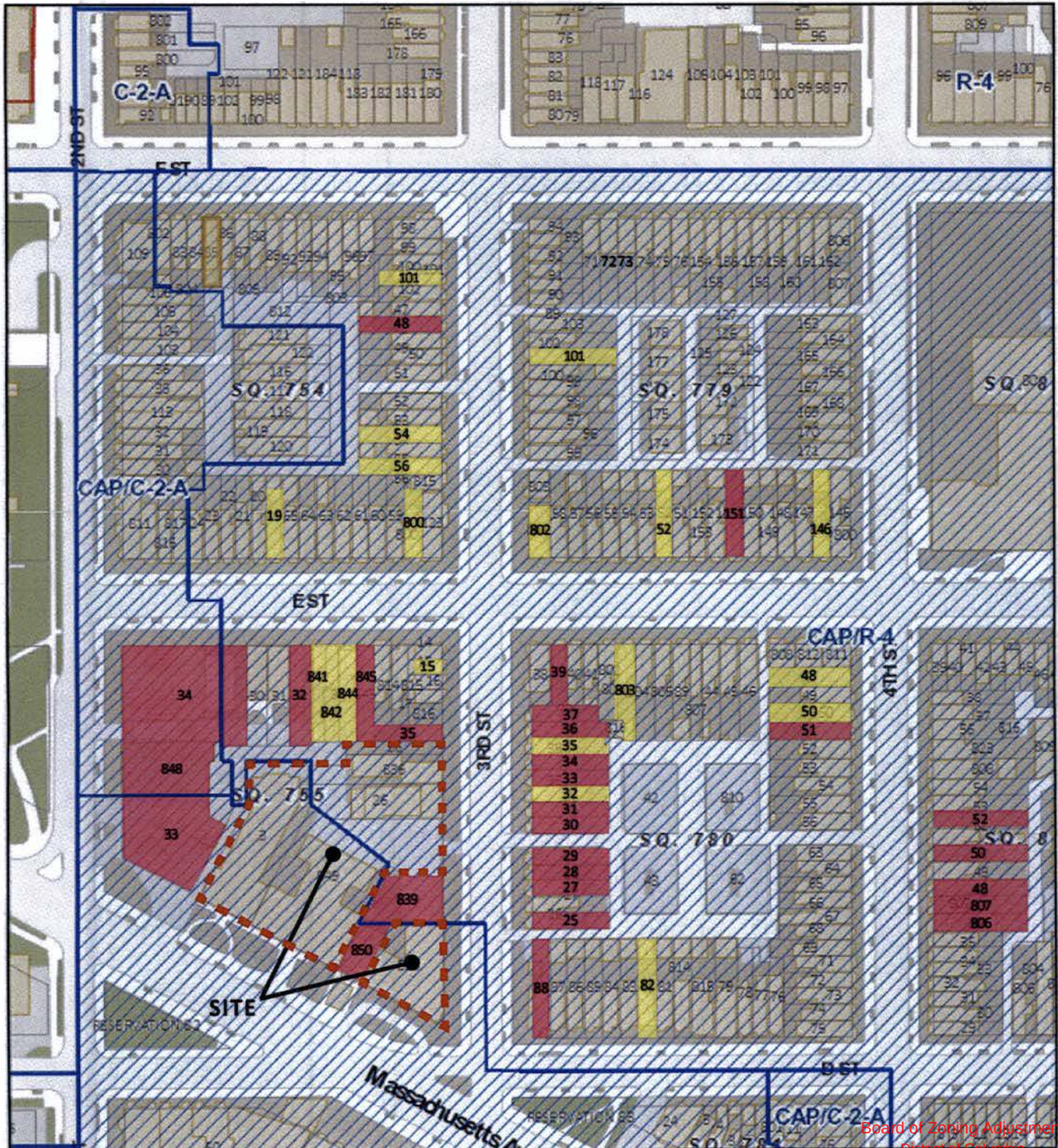


3rd & MASS PROJECTBOARD OF ZONING ADJUSTMENT
District of ColumbiaCASE NO. 18531EXHIBIT NO. 42

KEY

- Attended Neighborhood Meeting
- Project Supporter (signed petition or letter of support)

Last Updated: April 8, 2013



Board of Zoning Adjustment
District of Columbia
CASE NO. 18531
EXHIBIT NO. 42

3rd and Mass Project Update

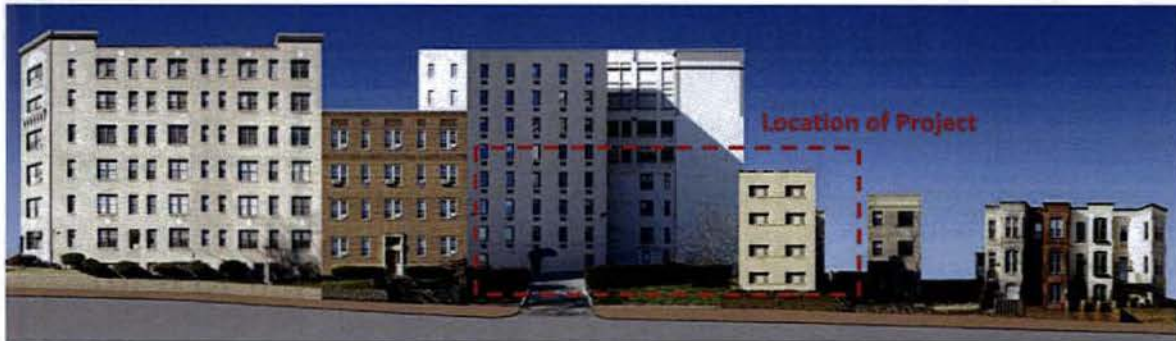
March 5, 2013

Dear Neighbor:

We wanted to bring you up to speed on the ongoing developments of our proposed project to restore the residential fabric of the 400 block of 3rd Street, NE. We'd like to garner your support for this project and help us gain final approval by the entire ANC in the coming weeks.

We're pleased to report that since our initial January 3 neighborhood meeting, we've been moving forward toward gaining the necessary approvals from the various city agencies that oversee our project. We have also held more than a dozen one-on-one meetings with neighbors to review project plans and answer questions.

To recap, our goals are the construction of six luxury townhouses on the west side of 3rd Street to infill what is now an eyesore consisting of vacant lots, a multi-unit rental apartment building, and a paved parking lot. The townhouses will be sold as single family residences (not used by Heritage); below them will be a private underground accessory parking facility for Heritage and the townhouse owners. We also plan a major restoration of 236 Mass. Ave. with expanded retail and outside terrace seating.



Before Proposed Development



After Proposed Development

The project's application before the Historic Preservation Review Board (HPRB) received the unanimous support of the ANC and Capitol Hill Restoration Society. The Historic Preservation Office staff supports the application before HPRB, and more than two dozen neighbors have already signed a petition supporting the project to date. The HPRB hearing is scheduled for March 7.

A traffic impact study was commissioned to study the impact of the project on the neighborhood. It concluded that the project will take vehicles off the street, and Heritage's impact on the surrounding neighborhood will therefore be minimized. You can read the full report online at: http://www.mgac.com/3rd_mass_project

The underground parking portion of this project is an essential component for Heritage. Without it, the project will not go forward. The result will be that the existing apartment building on 3rd Street will be sold, and the existing surface parking lot will remain indefinitely. The neighbors we have met with agree that this is a one-time opportunity to restore 3rd Street to full residential status and block the views of the commercial buildings located on Massachusetts Avenue.



3rd Street Proposed Development

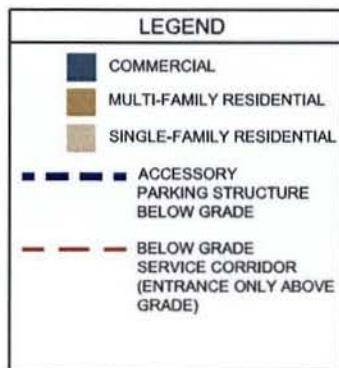
To be clear, the proposed accessory parking is not a commercial garage from any perspective – operation, zoning, or impact – since only Heritage and the townhouse owners will use it. It will not be open to the general public. Once construction is completed, the accessory parking will be hidden from view. The entrance is designed to blend in with the townhouses.

The project is also before the Board of Zoning Adjustment. The ANC 6C Planning, Zoning, and Environment Committee will review the application at 7:00 pm on March 6 at Kaiser Permanente on 2nd Street. The full ANC meeting will take place at 7:00 pm on March 13 at Heritage's Massachusetts Avenue building. If the March 6 meeting is cancelled due to the impending snow storm, the matter will be heard at the March 13 meeting only.

If you would like this project to be approved to realize the many benefits of a revitalized and restored neighborhood, please attend the March 13 ANC meeting or March 6 ANC Committee meeting.

Heritage has had a major presence in this block since 1983, and has been a strong member of the community, a good neighbor, and a good steward of its properties. We are seeking this one-time opportunity to provide sufficient off-street parking for our staff, alleviate pressures on the neighborhood streets, and clean up our backyard with stunning new townhouses.

If you have questions or would like to schedule a one-on-one meeting to see the project plans, please contact our project manager, Harold Bingham at 202-942-3919 or hbingham@mgac.com or Eric Korsvall with The Heritage Foundation at 202-608-6270 or eric.korsvall@heritage.org.



OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC

CUNNINGHAM GULL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS / ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE BUREAU
GRARD ENGINEERING, PC (M.E.P.)
SKJA, PLLC (STRUCTURAL)

**PROPOSED SITE PLAN &
BUILDING USE DIAGRAM**

SCALE: NTS

3RD & MASS
420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 02.28.13

A0.3

PETITION IN SUPPORT OF 3RD & MASS PROJECT
FOR THE HERITAGE FOUNDATION

We, the undersigned, have reviewed drawings dated December 28, 2012, including renderings, elevations, plans, and sections, for The Heritage Foundation's proposed 3rd & Mass Project. The project site includes 420-432 Third Street, NE and 208, 214, and 236 Massachusetts Avenue, NE, in the Capitol Hill Historic District. The proposed work includes: (1) demolition of the existing non-contributing 4 story apartment building at 428 3rd Street, NE; (2) construction of six 3 story rowhouses above an underground parking structure along 3rd Street between 412 and 432 3rd Street, NE; (3) conversion of 236 Massachusetts Avenue, NE from office space to intern housing (the existing intern housing at 208 Massachusetts Avenue will be converted to office space); and (4) minor rear additions at 208 and 214 Massachusetts Avenue, NE. The new rowhouses will be single family, for-sale residences that will restore the residential feel of the west side of 3rd Street. The proposed rehabilitation at 236 Massachusetts Avenue will include the removal of incompatible additions and alterations, making the building handicapped accessible, and enhancing the ground floor retail for the neighborhood. The project is compatible with the character of the existing contributing buildings on the site and in the neighborhood and the historic district. We support this project and urge the ANC to approve this project and recommend to the Historic Preservation Review Board that it be approved as proposed.

Name	Address	Signature
ANDREW GLASOW	415 3 rd St NE	Andrew Glasow
J.F. SADDLER	415 3 rd St NE	J.F. Sadder
DAN KANIEWSKI	432 3 rd St NE #1	Dan Kaniewski
Stephen DeWitt	423 3 rd Street NE	Stephen DeWitt
Phil Campbell	425 3 rd St, NE	Phil Campbell
Chris Lott	431 3 rd St NE	Chris Lott
Philip B. Finck	411 3 rd St NE	Philip B. Finck
Dana Finck	411 3 rd St NE	Dana Finck
Alison Ellis	417 3 rd St NE	Alison Ellis
Marybeth Senkewicz	425 3 rd St. NE	Marybeth Senkewicz
Charlotte McNaughton	407 Third St, NE	Charlotte McNaughton
James VanderKolk	413 Third St NE	James VanderKolk
Richard Gundersen	434 4 th St NE	Richard Gundersen
Steve Walker	434 4 th St NE	Steve Walker
John Barr	427 4 th Street NE	John Barr
Tom Smitz	427 4 th Street NE	Tom Smitz
Gloria M. Childs	419 3 rd St, N.E.	Gloria M. Childs

PETITION IN SUPPORT OF 3RD & MASS PROJECT
FOR THE HERITAGE FOUNDATION

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Name	Address	Signature
Charles M. Englert Jr	423 4 th Street, N.E.	Charles M. Englert Jr
David A. Cooper	526 3rd St NE	David A. Cooper
Michael Reyes	407 5 th St NE	Michael Reyes
Les Blackmore	" " "	Les Blackmore
Todd Navasacki	412 3 rd St NE	Todd Navasacki
FRANK HARTLEY	515 E 3 rd St	Frank Hartley
Nicky Cymrot	owner / 412 3rd St. NE	Nicky Cymrot
John Cymrot	" " " " "	John Cymrot
Chris (Paul) Arnold	226 Massachusetts Ave	Chris (Paul) Arnold
David Brown NRSL	425 2 nd St.	David Brown
JOSEPH ROHAYEN/EXXON	200 MASS AVE NE WASH DC 20002	Joseph Rohayen
Tinger Eberspacher	415 Second St., NE	Tinger Eberspacher

PETITION IN SUPPORT OF 3RD & MASS PROJECT
FOR THE HERITAGE FOUNDATION

We, the undersigned, have reviewed drawings dated December 28, 2012, including renderings, elevations, plans, and sections, for The Heritage Foundation's proposed 3rd & Mass Project. The project site includes 420-432 Third Street, NE and 208, 214, and 236 Massachusetts Avenue, NE, in the Capitol Hill Historic District. The proposed work includes: (1) demolition of the existing non-contributing 4 story apartment building at 428 3rd Street, NE; (2) construction of six 3 story rowhouses above an underground parking structure along 3rd Street between 412 and 432 3rd Street, NE; (3) conversion of 236 Massachusetts Avenue, NE from office space to intern housing (the existing intern housing at 208 Massachusetts Avenue will be converted to office space); and (4) minor rear additions at 208 and 214 Massachusetts Avenue, NE. The new rowhouses will be single family, for-sale residences that will restore the residential feel of the west side of 3rd Street. The proposed rehabilitation at 236 Massachusetts Avenue will include the removal of incompatible additions and alterations, making the building handicapped accessible, and enhancing the ground floor retail for the neighborhood. The project is compatible with the character of the existing contributing buildings on the site and in the neighborhood and the historic district. We support this project and urge the ANC to approve this project and recommend to the Historic Preservation Review Board that it be approved as proposed.

[illegible]

Stephen Tanner
300 D Street, NE
Washington, DC 20002

February 11, 2013

Advisory Neighborhood Commission 6C
P.O. Box 77876
Washington, DC 20013-7787

Re: The Heritage Foundation - 3rd & Mass Project

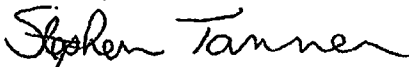
Dear Sir/Madam:

I (we) have had the opportunity to review the drawings dated December 28, 2012, including renderings, elevations, plans, and sections, for The Heritage Foundation's proposed 3rd & Mass Project. As I understand these,

1. The project site includes 420-432 Third Street, NE and 208, 214, and 236 Massachusetts Avenue, NE, in the Capitol Hill Historic District.
2. The proposed work includes: (1) demolition of the existing non-contributing 4 story apartment building at 428 3rd Street, NE; (2) construction of six 3 story rowhouses above an underground parking structure along 3rd Street between 412 and 432 3rd Street, NE; (3) conversion of 236 Massachusetts Avenue, NE from office space to intern housing (the existing intern housing at 208 Massachusetts Avenue will be converted to office space); and (4) minor rear additions at 208 and 214 Massachusetts Avenue, NE.
3. The new rowhouses will be single family, for-sale residences that will restore the residential feel of the west side of 3rd Street.
4. The proposed rehabilitation at 236 Massachusetts Avenue will include the removal of incompatible additions and alterations, making the building handicapped accessible, and enhancing the ground floor retail for the neighborhood.

I believe that the project is compatible with the character of the existing contributing buildings on the site and in the neighborhood and the historic district. I (we) support this project and urge the ANC to approve this project and recommend to the Historic Preservation Review Board and other reviewing agencies that it be approved as proposed. Please give great weight to this support letter. My 300 D Street NE property directly faces the 236 Massachusetts Avenue, NE, property along a significant portion of Third Street, NE. We fully support the new retail venues being planned on the ground floor, with some of this retail directly facing my property at the corner of Massachusetts Avenue and along Third Street, NE. Finally, The Heritage Foundation has been a good neighbor for many years, and I expect this continue for many years to come.

Sincerely,



Stephen Tanner

202 603-2258

To the Board of Zoning Adjustment/ Case file 18531:

My name is Ryall Smith and I am a 25+ year resident of Capitol Hill and work here in D.C. I write encouraging you to support the Heritage Project for 3rd St, NE without reservation.

I have reviewed the scope and nature of the proposed Heritage Townhouse/Garage/Mass Ave/3rd St project and believe strongly that the proposed multi-layered project presents a significant net positive for the entire neighborhood and the greater Capitol Hill community. I enthusiastically support the project and ask each of you to support this proposal in its entirety when it comes up for final approval on April 9, 2013.

Do to business meetings, I am unable to attend either the BZA meeting on April 9 or the ANC meeting on April 10 to voice my in person support for the proposed project, but wanted to let you know in the that I believe the BZA should support this project as proposed and without reservation. This is a unique opportunity for the neighborhood and for the larger community. Your full support for CASE file 18531 is encouraged.

Respectfully,

H. Ryall Smith, Jr.

Ryall Smith
4/7/2013

Harold Bingham

From: jamesvdk@aol.com
Sent: Thursday, March 28, 2013 10:18 AM
To: Harold Bingham; AGlasow@cbmove.com; eric.korsvall@heritage.org
Subject: Fwd Proposed Project at Third Street and Mass Avenue NE

FYI

-----Original Message-----

From: jamesvdk <jamesvdk@aol.com>
To: bzassubmissions <bzasubmissions@dc.gov>
Sent: Thu, Mar 28, 2013 10:15 am
Subject: Proposed Project at Third Street and Mass Avenue NE

I am writing to express my support of the project at Third Street and Mass Ave NE. I believe this project will strengthen the neighborhood. It will make Third Street NE more of a residential neighborhood, take parking off the street and expand retail options. I urge support of this project as it has been proposed by the Heritage Foundation.

James van der Klok
413 Third Street NE
Washington DC 20002
tel 202.256.2079

Harold Bingham

From: Philip Piccigallo <PPiccigallo@osia.org>
Sent: Wednesday, March 13, 2013 11:52 AM
To: Harold Bingham
Cc: Andrea Beach, Joseph DiTrapani; vsarno420@comcast.net
Subject: Heritage Foundation Project

Dear Mr. Bingham:

I am following up our conversation this past weekend regarding the extensive development project currently being planned by the Heritage Foundation on Third Street NE and Massachusetts Avenue. As a longtime member of the neighborhood association, the Sons of Italy Foundation, located at 219 E. St., NE, is naturally interested and concerned. After my discussion with you, however, I am satisfied by your assurances that everything will be done to assure and preserve the accessibility to the public alley behind the Heritage Foundation, and which many of us share. The SIF has three parking spots back there.

I also found reassuring, and will rely upon your good word, that everything necessary to ensuring the structural integrity of all buildings adjacent to and near the proposed development site will be done. This includes, I believe, regular and periodic monitoring of any seismic impact on the surrounding edifices that might be caused during the excavation required for the parking area three levels below the street. Many buildings shook violently during the earthquake that struck Northern Virginia in August 2011. We would want to avoid any further structural stress. You also mentioned that alternatives to straight pile driving to build the parking area would be used, thus lessening the neighborhood noise.

Given all your assurances, please proceed knowing that the Sons of Italy Foundation approves the project and wishes you and the Heritage Foundation all the best fortune.

Sincerely,

Phil Piccigallo

Philip R. Piccigallo, Ph.D.
CEO/National Executive Director
Sons of Italy Foundation
219 E Street NE
Washington, DC 20002
(202)547-3155

Find us on:  

Harold Bingham

From: Glasow, Andrew <AGlasow@cbmove.com>
Sent: Monday, April 01, 2013 2:34 PM
To: Eric Korsvall; Harold Bingham
Subject: Fwd. BZA case 18531

Andrew Glasow
Coldwell Banker
202-285-3600 direct
aglasow@cbmove.com
202-547-3525 main off

Begin forwarded message:

From: Benjamin Robins <benjrobins@gmail.com>
Date: April 1, 2013, 12:23:07 PM EDT
To: bzasubmissions@dc.gov
Cc: aglasow@cbmove.com
Subject: BZA case 18531

To the Board of Zoning Adjustment:

I reside at 429 3rd street NE. I am writing to voice my support for the 3rd and Mass Ave. project of the Heritage foundation that is before your committee. I believe that the project is net befit to the surrounding neighborhood and the greater Capitol Hill community. Please add my name as a supporter. I urge you to approve the proposed project.

Regards,
Benjamin Robins

--

Benjamin Robins
Mobile: 646-421-5561



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Harold Bingham

From: Glasow, Andrew <AGlasow@cbmove.com>
Sent: Monday, April 08, 2013 10:22 AM
To: Harold Bingham, Eric Korsvall
Subject: Fwd. BZA CASE No 18531

Andrew Glasow
Coldwell Banker
202-285-3600 direct
aglasow@cbmove.com
202-547-3525 main off

Begin forwarded message:

From: "Pesce, Carolyn" <cpesce@usatoday.com>
Date: April 8, 2013, 10:20:51 AM EDT
To: "bzasubmissions@dc.gov" <bzasubmissions@dc.gov>
Cc: "Glasow, Andrew" <AGlasow@cbmove.com>, "Pesce, Carolyn" <cpesce@usatoday.com>
Subject: BZA CASE No. 18531

I am writing in regard to the BZA Case No. 18531. My name is Carolyn Pesce and I live at 417 4th St. NE, Washington, D.C., across the way from the proposed Mass Ave Project of the Heritage Foundation. I am asking that you support the project, which I believe will have a positive influence on the surrounding neighborhood and on Capitol Hill in general.

Please add my name as a supporter. If you need to reach me I'm at this email or on my cell, 202-309-1865.

Thank you,

Carolyn Pesce.



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Harold Bingham

From: Glasow, Andrew <AGlasow@cbmove.com>
Sent: Monday, April 01, 2013 2:19 PM
To: Eric Korsvall; Harold Bingham
Subject: Fwd 3rd Street NE Townhouse Project/Heritage Foundation

Andrew Glasow
Coldwell Banker
202-285-3600 direct
aglasow@cbmove.com
202-547-3525 main off

Begin forwarded message:

From: "Wirt, Karen" <KWIRT@crs.loc.gov>
Date: April 1, 2013, 8:43:20 AM EDT
To: "aglasow@cbmove.com" <aglasow@cbmove.com>
Subject: FW: 3rd Street NE Townhouse Project/Heritage Foundation

FYI,

Here's another one.

From: Michael L. Murphy [<mailto:MMurphy@baileyglasser.com>]
Sent: Monday, April 01, 2013 8:13 AM
To: 'Daniele.schiffman@gmail.com'; Wirt, Karen; '6C03@anc.dc.gov'; 'anc@eckenwiler.org'; '6C05@anc.dc.gov'; 'tonytgood@gmail.com'
Cc: 'murphyawless40@gmail.com'; Michael L. Murphy
Subject: 3rd Street NE Townhouse Project/Heritage Foundation
Importance: High

To ANC 6C Commissioners –

My name is Michael Murphy and I currently live at 322 E Street NE along with my wife and two school age boys. I am a nearly 20-year resident of Capitol Hill and feel fortunate to be able to raise my family on Capitol Hill.

I have thoroughly reviewed the scope and nature of the proposed project and feel strongly about the positive impact that it will have in our neighborhood and the greater Capitol Hill community. The short-term impact is obvious insofar it will replace the dilapidated apartment building that is totally out of place and develop several empty lots with beautiful row houses. This will result in significant tax revenues to the city, create several construction jobs, and generally enhance the aesthetic of the neighborhood. Moreover, I believe the added activity will serve to make the stretch between our neighborhood and Union Station safer, which is important to somebody whose family often walks that strip. The longer-term impact of this

project is also important as it could serve as a catalyst to redevelop the 3rd Street retail strip that has badly lagged behind the development that has occurred on H Street, Barracks Row and Pennsylvania Avenue.

I plan to attend both the BZA meeting on April 9 and the ANC meeting on April 10 to voice my support for the proposed project, but wanted to let you know in the meantime that I believe the ANC should support this project as proposed and without reservation. This is a unique opportunity for our neighborhood to make a significant jump forward and it should not be frittered away as it will not be presented again.

Sincerely,

Michael L. Murphy

Michael L. Murphy :: Attorney
910 17th St NW Suite 800 :: Washington DC 20006
Office 202 463 2101 :: Mobile 202 494 3531

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Harold Bingham

From: Glasow, Andrew <AGlasow@cbmove.com>
Sent: Monday, April 01, 2013 2:36 PM
To: Eric Korsvall, Harold Bingham
Subject: Fwd. 3rd Street NE Townhouse Project/Heritage Foundation

These are from my list that didn't BCC me

Andrew Glasow
Coldwell Banker
202-285-3600 direct
aglasow@cbmove.com
202-547-3525 main off

Begin forwarded message:

From: "Wirt, Karen" <KWIRT@crs.loc.gov>
Date: April 1, 2013, 8:05:28 AM EDT
To: "aglasow@cbmove.com" <aglasow@cbmove.com>
Subject: FW: 3rd Street NE Townhouse Project/Heritage Foundation

Andrew,

FYI,

Hope more neighbors come out to support this project like the email below.

From: Jill Murphy [<mailto:murphyawless40@gmail.com>]
Sent: Sunday, March 31, 2013 6:04 PM
To: Daniele.schiffman@gmail.com; Wirt, Karen; 6C03@anc.dc.gov; anc@eckenwiler.org; 6C05@anc.dc.gov; tonytgood@gmail.com
Cc: Mike Murphy
Subject: 3rd Street NE Townhouse Project/Heritage Foundation

To ANC 6C Commissioners --

My name is Jill Murphy and I currently reside at 322 E Street NE. I have been a resident of Capitol Hill since 1994 and have chosen to settle down and raise my family on Capitol Hill.

I have thoroughly reviewed the scope and nature of the proposed project and feel strongly about the positive impact that it will have in our neighborhood and the greater Capitol Hill community. The project will replace an eyesore and empty lots that sit fallow with a number of beautiful homes that will restore the intended nature of neighborhood and significantly add to the coffers of the city. On a personal note, as a woman who often walks between my home and Union Station the chance to add additional residents and activity on my path means a chance to enhance safety. Finally, I believe this project has the potential to reinvigorate the 3rd Street

retail strip that has drastically lagged behind the development that has occurred on H Street, Barracks Row and Pennsylvania Avenue.

I plan to attend both the BZA meeting on April 9 and the ANC meeting on April 10 to give my full-throated support for the proposed project, but wanted to let you know in the meantime that I believe the ANC should support this project as proposed and without reservation. This is a unique opportunity for our neighborhood to make a significant jump forward and it should not be squandered.

Sincerely,

Jill C. Murphy



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Harold Bingham

From: Glasow, Andrew <AGlasow@cbmove.com>
Sent: Monday, April 08, 2013 10:23 AM
To: Eric Korsvall, Harold Bingham
Subject: Fwd: Heritage 3rd Street, NE Project - Case No. 18531

Andrew Glasow
Coldwell Banker
202-285-3600 direct
aglasow@cbmove.com
202-547-3525 main off

Begin forwarded message:

From: Charles English <chippere@icloud.com>
Date: April 7, 2013, 8:10:08 PM EDT
To: bzasubmissions@dc.gov
Cc: AGlasow@cbmove.com
Subject: Heritage 3rd Street, NE Project - Case No. 18531

To the Board of Zoning Adjustment/ Case file 18531:

My name is Chip English, and I am the sole owner of 423 4th Street NE. I am a 13+ year resident of Capitol Hill and on Capitol Hill and work here in D.C. I write encouraging you to support the Heritage Project for 3rd St, NE without reservation.

The Heritage Foundation is a terrific neighbor and enhances our neighborhood. I say that as someone who does not support the Heritage Foundation's philosophy or mission, but as someone who nonetheless recognizes a good corporate citizen that shares the values of Capital Hill and our neighborhood.

I have thoroughly reviewed the scope and nature of the proposed Heritage Townhouse/Garage/Mass Ave/3rd St project and believe strongly that the proposed multi-layered project presents a significant net positive for the entire neighborhood and the greater Capitol Hill community. I have had the opportunity to attend several of the meetings involving approval for this project and I enthusiastically support the project and I ask each of you to support this proposal in its entirety when it comes up for final approval on April 9, 2013.

Do to business meetings, I am unable to attend either the BZA meeting on April 9 or the ANC meeting on April 10 to voice my in person support for the proposed project, but wanted to let you know in the that I believe the BZA should support this project as proposed and without reservation. This is a unique opportunity for our neighborhood and for the larger community. Your full support for CASE file 18531 is encouraged.

Respectfully,

**Chip English
202-544-1230
4th Street, N.E.**



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To the Board of Zoning Adjustment/ Case file 18531:

My name is J. Fred Saddler – I live across the street from the proposed Heritage project case file 18531. I am a 14 + year resident of Capitol Hill and work here in the Metro area. I write encouraging you to support the Heritage Project for 3rd St, NE without reservation.

I have reviewed the scope and nature of the proposed Heritage Townhouse/Garage/Mass Ave/3rd St project and believe strongly that the proposed multi-layered project presents a significant net positive for the entire neighborhood and the greater Capitol Hill community. I enthusiastically support the project and ask each of you to support this proposal in its entirety when it comes up for final approval on April 9, 2013.

I believe the BZA should support this project as proposed and without reservation. This is a unique opportunity for the neighborhood and for the larger community. Your full support for CASE file 18531 is encouraged.

Sincerely,

J. F. Saddler
415 3rd St, NE
202-285-3600

A handwritten signature in black ink, appearing to read 'JFSaddler', written in a cursive style.

April 5, 2013

Advisory Neighborhood Commission 6C
P.O. Box 77876
Washington, DC 20013-7787

Board of Zoning Adjustment
441 4th Street, NW, Suite 210-South
Washington, DC 20001

Re: 3rd & Mass Project
208, 214, 236 Massachusetts Ave., NE & 412-430 3rd Street, NE
BZA Case No. 18531

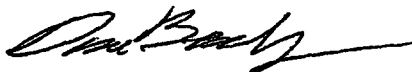
Dear Commissioners and Board Members:

The National Republican Senatorial Committee is located at 425 2nd Street, NE; we share an alley with the proposed Heritage Foundation project. We have had the opportunity to review the drawings dated February 28, 2013 and are writing to express our full support for this project, including the townhouses, the underground accessory parking, and the changes to the buildings on Massachusetts Avenue.

The outcome of this project is a dramatic overall improvement to the square and provides an improved transition from the commercial properties along 2nd Street and Massachusetts Avenue to the single family residential neighborhood on 3rd Street. The underground parking will be virtually invisible (with the exception of the parking entrance) and it should improve the parking situation in the neighborhood. The new townhouses will return this block of 3rd Street to all residential use, dramatically improving the overall streetscape. We, also welcome the improvements to the public space adjacent to 236 Massachusetts Avenue and the expanded retail being proposed.

The Heritage Foundation has been a long-standing member of our community, a good steward of its property and a good neighbor and we fully expect that this will continue with the proposed development. We believe that this project will be an enhancement to the neighborhood and urge the ANC and BZA to approve this project as proposed.

Sincerely,



Dane Beasley
National Republican Senatorial Committee

To the Board of Zoning Adjustment/ Case file 18531:

My name is Grant Griffith and I am a 30+ year resident of Capitol Hill and work here in D.C. I write encouraging you to support the Heritage Project for 3rd St, NE without reservation.

I have reviewed the scope and nature of the proposed Heritage Townhouse/Garage/Mass Ave/3rd St project and believe strongly that the proposed multi-layered project presents a significant net positive for the entire neighborhood and the greater Capitol Hill community. I enthusiastically support the project and ask each of you to support this proposal in its entirety when it comes up for final approval on April 9, 2013.

Do to business meetings, I am unable to attend either the BZA meeting on April 9 or the ANC meeting on April 10 to voice my in person support for the proposed project, but wanted to let you know in the that I believe the BZA should support this project as proposed and without reservation. This is a unique opportunity for the neighborhood and for the larger community. Your full support for CASE file 18531 is encouraged.

Respectfully,

Grant Griffith

 4/9/12

To the Board of Zoning Adjustment/ Case file 18531:

My name is Andrew Glasow – I live across the street from the proposed Heritage project case file 18531. I am a 20+ year resident of Capitol Hill and work here on Capitol Hill. I write encouraging you to support the Heritage Project for 3rd St, NE without reservation.

I have reviewed the scope and nature of the proposed Heritage Townhouse/Garage/Mass Ave/3rd St project and believe strongly that the proposed multi-layered project presents a significant net positive for the entire neighborhood and the greater Capitol Hill community. I enthusiastically support the project and ask each of you to support this proposal in its entirety when it comes up for final approval on April 9, 2013.

I believe the BZA should support this project as proposed and without reservation. This is a unique opportunity for the neighborhood and for the larger community. Your full support for CASE file 18531 is encouraged.

Sincerely,

Andrew Glasow
415 3rd St, NE
202-285-3600

A handwritten signature in black ink, appearing to read "Andrew Glasow", written over the printed name and address.

To the Board of Zoning Adjustment/ Case file 18531:

My name is Don Denton – I write urging the BZA to support the Heritage project case file 18531. I am a 30+ year resident of Capitol Hill and work here in the Metro area. I write encouraging you to support the Heritage Project for 3rd St, NE without reservation.

I have reviewed the scope and nature of the proposed Heritage Townhouse/Garage/Mass Ave/3rd St project and believe strongly that the proposed multi-layered project presents a significant net positive for the entire neighborhood and the greater Capitol Hill community. I enthusiastically support the project and ask each of you to support this proposal in its entirety when it comes up for final approval on April 9, 2013.

I believe the BZA should support this project as proposed and without reservation. This is a unique opportunity for the neighborhood and for the larger community. Your full support for CASE file 18531 is encouraged.

Sincerely,


Don Denton

202-741-1685

Glenn A. Cadoret

225 E Street NE → Washington, DC 20002

March 5, 2013

Historic Preservation Review Board
Washington, DC

Re: 3rd Street and Massachusetts Avenue NE Project (HPA No. 13-107)

Dear Sir or Madam:

I am sending this letter of support for the The Heritage Foundation's proposed project known as 3rd Street and Massachusetts Avenue NE Project (HPA No. 13-107).

My property abuts the north property line of 430 3rd Street NE, a vacant lot that is being incorporated by The Heritage Foundation and its affiliates into the planned development of underground accessory parking and six townhouses. I have had the opportunity to review the drawings dated February 28, 2013, including renderings, elevations, plans, and sections, for The Heritage Foundation's proposed 3rd Street and Massachusetts Avenue NE project. I have also met on numerous occasions with representatives of The Heritage Foundation to discuss their plans. Being satisfied that The Heritage Foundation is in the process of addressing my concerns, I support the project, including the townhouses, the underground accessory parking, and the changes to the buildings on Massachusetts Avenue. I support this project based on the plans that I have seen and in conjunction with the grant to me of an easement as shown in the attached Exhibit A.

I believe that this project will be an enhancement to the neighborhood, restoring the residential feel of the west side of 3rd Street NE and enhancing and expanding the retail amenities at 236 Massachusetts Avenue. I support the Historic Preservation Review Board in approving this project as proposed.

Sincerely,



Glenn A. Cadoret

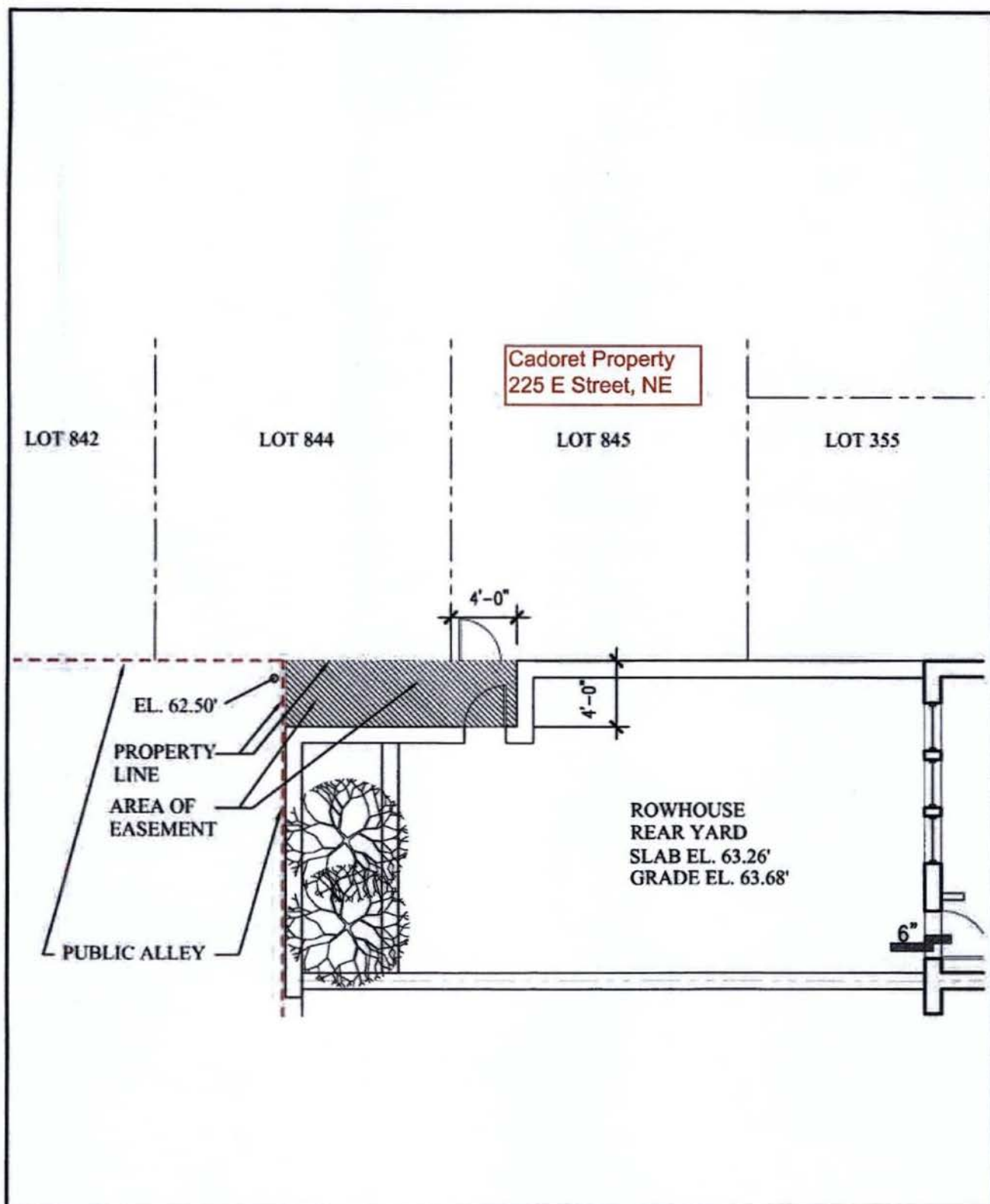


EXHIBIT A EASEMENT AREA

SCALE: 1/8" = 1'-0"

DATE: 03.05.2013

NELSON • ARCHITECTS

1003 K STREET, NW
WASHINGTON, DC 20001

TEL 202.737.4800
FAX 202.737.4888

McTory Properties
419 East Capitol Street SE
Washington, DC 20003

Chairperson Gretchen Pfahler
D.C. Historic Preservation Review Board
1100 4th Street SW, Suite E650
Washington, DC 20024
Historic_preservation@dc.gov

Re: HPA No. 13-107

Dear Chairperson Pfahler and Members of the Board:

We own the apartment building at 412 3rd Street NE, which is directly east and south of the proposed Heritage Foundation project. The project site is adjacent to the northern and western boundaries of our property. We are writing to express our support for the proposed project, including the townhouses, the underground accessory parking, and the small changes to the buildings on Massachusetts Avenue.

This project meets the standards for approval as being compatible with the neighborhood context. The new construction is the appropriate scale and design to fit within the neighborhood. Other than the entrance, the underground parking will be largely invisible, and it will help the parking situation in the neighborhood. The project will return this block of 3rd Street to all residential use and will improve the overall streetscape. In addition, it will include improvements to public space next to 236 Massachusetts Avenue that will be welcome changes.

The Heritage Foundation has always been a good steward of its property and a good neighbor, and we expect that this will continue with the planned project. We look forward to the improvements that this project will bring to the community.

Sincerely,

A handwritten signature in black ink that reads "Nicky Cymrot". The signature is fluid and cursive, with the first name "Nicky" and last name "Cymrot" clearly distinguishable.

Nicky Cymrot

McTory Properties

26 March 2013

Dear Karen,

With this letter we rescind our letters of objection to the Heritage Foundation's parking garage project. Please forward this letter to those committees that may be in receipt of our prior letters of objection.

Thank you.

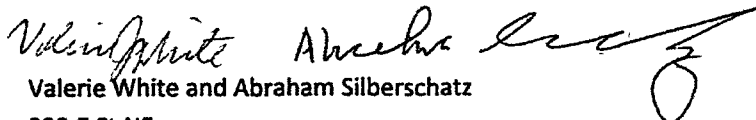

Valerie White and Abraham Silberschatz
223 E St NE

26 March 2013

Dear Amanda,

With this letter we rescind our letters of objection to the Heritage Foundation's parking garage project
Please forward this letter to those committees that may be in receipt of our prior letters of objection.

Thank you.


Valerie White and Abraham Silberschatz
223 E St NE

Harold Bingham

From: Kadlecek, Cary <CKadlecek@goulstonstorrs.com>
Sent: Thursday, March 28, 2013 7:19 PM
To: Mr. Eric T. Korsvall; Harold Bingham
Subject: FW: Responses from neighbors re: Heritage proposal

See below.

-----Original Message-----

From: VJ White [<mailto:vjwhite@gmail.com>]
Sent: Wednesday, March 27, 2013 10:54 AM
To: Martin Sullivan; Avi Silberschatz
Subject: Fwd: Responses from neighbors re: Heritage proposal

done

----- Forwarded message -----

From: "Wirt, Karen" <KWIRT@crs.loc.gov>
Date: Wed, 27 Mar 2013 09:46:30 -0400
Subject: RE: Responses from neighbors re: Heritage proposal
To: Holly Aprea <hollyaprea@gmail.com>
Cc: VJ White <vjwhite@gmail.com>

Thanks, Holly I sent the commissioners the message.

From: Holly Aprea [<mailto:hollyaprea@gmail.com>]
Sent: Tuesday, March 26, 2013 6:52 PM
To: Wirt, Karen
Cc: VJ White
Subject: Re: Responses from neighbors re: Heritage proposal

Hi Karen,

Valerie White has requested that her survey response be changed to "no opinion" and that the original response and comments she responded with be retracted.

If you could please let the other ANC members know as well, we would appreciate it.

Thank you,
Holly

Harold Bingham

From: Kadlecek, Cary <CKadlecek@goulstonstorrs.com>
Sent: Thursday, March 28, 2013 7:18 PM
To: Harold Bingham, Mr. Eric T Korsvall
Subject: FW: Heritage development on Third Street

See email chain below.

From: Martin Sullivan [<mailto:msullivan@sullivanbarros.com>]
Sent: Thursday, March 28, 2013 6:24 PM
To: Kadlecek, Cary
Cc: Prince, Allison
Subject: FW: Heritage development on Third Street

Cary,

The retraction was done via e-mail.

Valerie told the survey taker to pass it on to whomever got the survey (Wirt), and that's the next e-mail I'm sending to you.

Marty

Martin P. Sullivan
Sullivan & Barros, LLP
1990 M Street, NW Suite 200
Washington, DC 20036
O - 202-503-1704
C - 703-217-6781
Fax - 888-318-2443
msullivan@sullivanbarros.com

From: vj white [<mailto:valeriejwhite@hotmail.com>]
Sent: Tuesday, March 26, 2013 6:15 PM
To: hollyaprea@gmail.com; Martin Sullivan; avi silberschatz2
Subject: FW: Heritage development on Third Street

Hi Holly,

Please rescind my letter portion of the survey and let Karen know that I have changed my vote from oppose to no opinion.

Thanks.

Valerie
