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H Street Community Development Corporation

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November 21, 2014

Lloyd Jordan, Chairman
Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: BZA No.18890

Dear Mr. Jordan:

H Street Community Development Corporation (HSCDC), under my direction and leadership, submits this letter supporting Rock Creek-650 H LLC's request for zoning relief (HS-H Special Exception, Parking and Loading Variances) associated with the project located at 646-654 H Street, NE.

HSCDC's support for Rock Creek-650 LLC's request for zoning relief is based on its experience and expertise with the overall development of the H Street corridor. As Executive Director of HSCDC, a 30-year-old community development organization whose responsibility and mission since inception was to revitalize the corridor after the 1968 riots, I can personally attest to the advantage that granting the subject zoning relief will have on this project and the entire neighborhood. In the last decade, H Street has seen an astronomical development growth spurt and working closely with current and potential developers has had a significant impact on the unprecedented growth and development and prosperity of the corridor

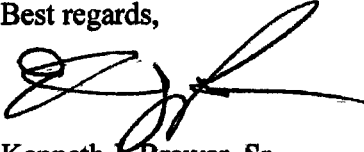
Rock Creek-650 H LLC's plan to build at 646-654 H Street, NE, will be a great addition to the already bustling corridor. The zoning relief for this project will enhance the urban design features of the immediate vicinity where it is located. HSCDC supports the planned retention of the façade of the corner structure at 654 H Street which will enhance the streetscapes of both H and 7th Streets, N E. We also support the requested parking variance which is in keeping with City policies to encourage alternative modes of transportation. The subject site and vicinity are well served by public transportation, including the new streetcar which will be operational by the time the project is completed. In our experience, the new proposed development will not create excess parking demand or burden neighborhood street parking availability. We expect that the amount of parking provided will be adequate to support the proposed project. Finally, the proposed mixed use and design are consistent with the HS overlay zone and the design guidelines of the H Street, NE Strategic Development Plan.

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In summary, HSCDC wholeheartedly supports Rock Creek-650 H LLC in their endeavors. We believe if granted the zoning relief that this project would be a great addition to this particular neighborhood and the entire city. I can be reached at 202-544-8353 or Kenneth.brewer@hstrectcdc.org if you would like to follow-up with additional questions or points of clarity.

Best regards,

A handwritten signature in black ink, appearing to read 'Kenneth J. Brewer, Sr.', with a stylized flourish extending to the right.

Kenneth J. Brewer, Sr.
HSCDC Executive Director