

BZA Case #: 19099

November 16, 2015

Matt Bunch

1360 Spring Rd NW

Washington, DC 20010

I'm writing to offer my support for the application that Rooney Properties has submitted as part of its redevelopment plans for 3701 New Hampshire Avenue NW. I carefully reviewed the plans and documents with the case, and I believe that the proposed development is appropriate for an underutilized, prominent location around the Metro station and along Georgia Ave.

The existing building is dilapidated and in disrepair, and I believe responsible redevelopment of property is in the best interests of the neighborhood.

The development would also offer affordable units and a greatly improved retail space to the neighborhood.

While I share the parking concerns some residents in the neighborhood may have, I believe the inherent characteristics of this specific parcel warrant an exception, which I believe will be necessary for any marketable redevelopment of the property. I think the site's proposed use, density, and height are appropriate for the intersection, and their requested parking exceptions are reasonable given the unit sizes and proximity to the Metro/bike share. Furthermore, the property itself does not offer any viable option to offer onsite parking given the shape and size of the parcel. I would encourage the developer to provide mass transit or bike share incentives for its future residents to offset any potential parking and traffic impact. The city should encourage developments such as these near Metro stations to offer incentives for residents with inexpensive, convenient alternatives to driving. It is simply impossible to plan for long term growth in a metropolitan city under the basis that all new developments will offer residents space for parking.

Furthermore, as a nearby resident and frequent pedestrian on this corner, and know that it is a hotbed for excessive loitering and littering and I personally would welcome a responsible redevelopment project here that helps revitalize and beautify this intersection.

Thank you for your consideration,

Matt Bunch

Submitted on 11/16/2015 by:

Matt Bunch