

November 16, 2015

Dear Sir or Madam:

As a resident of Ward 4, I'm writing to express my support for the application that Rooney Properties has submitted (BZA case number 19099) as part of its redevelopment plans for 3701 New Hampshire Avenue NW. The corner of New Hampshire Avenue and Rock Creek Church Road NW is both a prominent corner, located directly across the street from the Metro entrance, and a gateway to our neighborhood. Not only is the proposed building consistent with the site's current zoning, but it is the kind of development that the neighborhood and the City should be encouraging around the Metro station and along Georgia Avenue NW.

Residents are thirsty for new commercial offerings in our neighborhood. As someone who has been a resident of the District for more than 15 years, I have seen changes happen at an exponential rate all across the city. Until two years ago when I moved to Petworth, I lived in the 14th and U Streets Corridor. The changes happening to our city are exponential, yet they aren't happening as expedient as they should here in the main area of Petworth, even though the neighborhoods wants and welcomes them.

Indeed while many pockets of Petworth have seen vibrant redevelopment in recent years, this corner has remained severely underutilized in its current condition. The existing building is dilapidated and was largely vacant when a real estate development company acquired it. The restaurant in the building directly on the corner has a patio that can't be used and the kitchen area (including cooking vents) fronts the sidewalk area adjacent to the building, ensuring that that large public area is used primarily for loitering. And with the restaurant's trash area located on the sidewalk on Rock Creek Church Road NW, that section of the street essentially serves as an alley that attracts rats and graffiti. **No one wants this vandalism or vermin in his or her community.**

The proposed project will not only bring much needed housing supply (including three Affordable Dwelling Units) to a neighborhood where housing costs have been rising rapidly, but it will finally deliver the kind of retail space that the corner desperately needs. While some in the community have expressed concerns about the project's lack of parking, the developer has proposed a comprehensive list of measures to help mitigate traffic and parking concerns. Many newer residents around the Metro are moving here precisely because they don't have cars and want to be in a location where they have access to ample public transportation options. In addition, the developer has shown that it's simply not physically possible to provide parking at this site given its small size and unique shape.

Everyone who lives in the District of Columbia—not only in the Petworth neighborhood—has to deal with congestion and owning a car comes with a cost. But the point of having a Metro, extensive bus routes, Capital Bike share, etc., is to provide DC residents with inexpensive, convenient alternatives to driving. Concerns about parking should not outweigh the city's and citizens' needs for smart growth, thoughtful development, and an increased housing supply, at a time when affordability is most residents' primary concern.

Thank you for your consideration in this matter.

Sincerely,



Staci Maers
10 Grant Circle, NW
Washington, DC 20011

Board of Zoning Adjustment
District of Columbia
CASE NO.19099
EXHIBIT NO.42