

November 30, 2015

Board of Zoning Adjustment of the District of Columbia
441 4th Street, NW, Suite 200S
Washington, DC 20001

RE: BZA Case No. 19121, Square 672, Record Lot 26

Dear Members of the Commission:

On behalf of the NoMa Business Improvement District, I offer this letter in support of the requested variance for the Applicant's development of a new mixed-use building at the corner of 1st and N Streets, N.E.

Beyond the housing and office space that will be provided, the Applicant's plan for the redevelopment of this site includes: a mid-block pedestrian corridor and courtyard, part of the NoMa Meander; a seven-screen movie theater; and an array of ground-floor retail. Each of these elements will improve the quality of life for residents, workers and visitors in NoMa.

The NoMa Meander is an important element of the NoMa Public Realm Design Plan, being implemented through the public-private partnership between the District government and the NoMa Parks Foundation, and voluntary action by NoMa property owners. The four-block Meander will improve walkability, enable creation of the needed mix of retail space, and bring more open spaces for people in NoMa. Applicant's plan includes an important segment of the NoMa Meander and will be the first section built in the Meander. It will provide a pedestrian and retail connection from N Street through to Patterson Street, and a lively internal courtyard activated by entrances to retail spaces and the movie theater.

The BID also supports the Applicant's request for variances from the off-street parking and loading requirements, and for a special exception from the penthouse regulations. This requested relief will allow the Applicant to provide the variety of proposed uses in a manner that is appropriate for the site. We strongly urge the Board to approve this case so that the project can move forward as quickly as possible.

Sincerely,



Robin-Eve Jasper
President, NoMa BID