



H Street Main Street

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Before the DC Zoning Commission  
441 4<sup>th</sup> Street, NW  
Washington, DC 20002

**Re: Zoning Commission Case No. 05-37 – Capitol Place**

On behalf of H Street Main Street Board of Directors, we support the Louis Dreyfus Property Group application for a Plan Unit Development. After having met with partners of Louis Dreyfus Property Group to discuss this case and thereafter following community dialogue and mediation processes, we believe this project will bring a great benefit to this site and the community as a whole.

We believe this site as planned, will not harm the intent of the H Street Overlay and will compliment the development of Senate Square at 3<sup>rd</sup> & H Street. ~~The H Street Strategic Development Plan and the Comprehensive Plan calls for higher density and mix use development in this area that has been mostly vacant and underutilized for more than thirty years.~~ This is a unique site and the design of project in itself fits very well. We do not foresee any sites along the corridor that has the potential of justifying a similar need and believe will not set a precedent for future developments or harm the intent of the H Street Overlay and Design Guidelines.

We believe the improved design of this project will attract the critical mass that is needed to spur retail development along the western end of the corridor and just as Senate Square, and the Steuart properties, will serve as a catalyst in the continued development of the Western Gateway. It is a fact that additional warm

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bodies, the attraction and opportunity for jobs, housing and the attraction of new retail will have a potential impact of bringing a much needed life giving spirit to this end of the corridor.

As an a public benefit, HSMS accept the Dreyfus offer of \$150,000.00 to the used for the purpose of supporting a Clean and Safe Project along the H Street Corridor, which is scheduled to commence in February of 2008. In addition to this donation, we would like for Dreyfus or this sites retailers to continue contributing in an on agreement to support the longevity of this effort. However, we believe this donation should be immediately available within six months of an approved order from this commission. The more developers and retailers we have who commit to this Clean & Safe project will aid in the corridors success. (Please see the approved attach resolution from the H Street Main Street Board of Directors.)

Finally, we look forward to the Zoning Commission's views and ultimate support of this application.

## **RESOLUTION**

**Whereas, H Street Main Street, Inc. ("HSMS"), a 501(c)(3) non-profit organized for the purpose of improving the retail and commercial nature of the H Street, NE by following the guidelines established by the National Main Streets program and the District of Columbia's Main Street program;**

**Whereas, the HSMS Board met in July 2007 with the developers of the residential and commercial project proposed at 3<sup>rd</sup> and H Street by Dreyfus Development; as presented by Sean Cahill of Dreyfus, wherein Mr. Cahill indicated that Dreyfus would commit at least \$150,000 to H Street Main Street;**

**Whereas, the HSMS Board was made aware during its September 2007 Board meeting that there was a question regarding that commitment of Dreyfus to participate in an ongoing Clean and Safe program along the corridor;**

**Whereas, the Clean and Safe program shall provide personnel to keep H Street corridor clean and to monitor the corridor and encourage the improved safety along the corridor for merchants, their customers, residents and other visitors to the H Street corridor;**

**Whereas, HSMS has been informed that Dreyfus Development is committed to the establishment and on-going operation of the Clean and Safe program along the H Street corridor;**

**Now Therefore Be it Resolved, the HSMS Board approves this resolution to demonstrate its support of the Dreyfus Development project at 3<sup>rd</sup> and H Street based upon Dreyfus' commitment to support address the concerns of the community in its development, contribute \$150,000 to the HSMS corpus, to provide at least \$133,000 per year over the next three years for the ongoing support of the Clean and Safe program; and shall provide within its retail condominium documents and bylaws that owners/renters of such properties shall agree to be retail members in support of the Clean and Safe program.**