



H Street Community Development Corporation

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Washington, DC 20002
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February 9, 2006

Carol Mitten, Chairperson
Zoning Commission of the District of Columbia
441 4th Street, N.W.
Suite 210 South
Washington, D.C. 20001

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D.C. OFFICE OF ZONING
2006 FEB 13 AM 10:08

Re: Letter in Support of the Application of Steuart Investment Company and
Steuart-H Street LLC for a Planned Unit Development in the 300 Block of H
Street, N.E.
Zoning Commission Case No. 06-01

Dear Ms. Mitten and Members of the Commission:

I write this letter to express the H Street Community Development Corporation
("H Street CDC") support of the "Application of Steuart Investment Company and
Steuart-H Street LLC for a Planned Unit Development in the 300 Block of H Street,
N.E." on the northside.

I am the Executive Director for the H Street CDC, which is significantly involved in the
revitalization of the H Street commercial corridor and the residential neighborhood of the
Northeast quadrant of the District of Columbia. The H Street CDC understands the
importance of the proposed development and believes that the project is extremely
important to further the revitalization of H Street, NE and the community of Near
Northeast.

The proposed mixed use development will constitute a tremendous benefit, both
economically and aesthetically, to the Near Northeast community. The development of
this 307,000 square foot structure with 247,000 square feet of residential space and
60,000 square feet of neighborhood serving retail will provide another "jolt" to
strengthening economic revitalization efforts along the H Street commercial corridor. Of
particular significance to this PUD is the inclusion of 45,000 square feet for a grocery
store which is a much needed element for this community. The increase in residential
space provided by the PUD will provide additional affordable housing opportunities for 9
to 10 households making no more than 80% of the area median income.

ZONING COMMISSION
District of Columbia

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CASE NO. 06-01
EXHIBIT NO. 17

The proposed mixed use development is compatible with and complements the intent of the H Street, NE Neighborhood Commercial Overlay District. The site is within the Urban Living subdistrict which is between 2nd and 7th Streets, N.E. which calls for additional housing. The building is well designed and fits within the community. The height and density of the building is compatible with the neighborhood and it creates a lively streetscape. Of particular interest, is the sensitivity that the developer has shown for the neighborhood, by providing 376 parking spaces, which is more than required and lessens the vehicular parking impact on the existing community.

The H Street Community Development Corporation believes that this PUD is an appropriate residential and commercial development for the H Street, NE commercial corridor.

Sincerely,

A handwritten signature in black ink, appearing to read "William Barrow". The signature is fluid and cursive, with a horizontal line above the first name.

William J. Barrow
Executive Director