TELECOMMUNICATIONS DEVELOPMENT CORP.

September 18, 2000

DISTRICT OF COLUMBIA
'00 SEP 19 P3:19

Jerrily R. Kress, FAIA
Board of Zoning Adjustment
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Dear Ms. Kress:

RE: Application Number 16602

I am writing regarding my non-support of the application of The Public Welfare Foundation, Inc to the property in the rear of R-4 District at 9323 12th Street, NW for customer and employee parking (Square 274, Lots 71 through 75). I am a resident of 1919 13th Street, NW, whose property will be impacted by the proposed development of the Manna Property Development. As a recent homeowner in this area, I am naturally concerned by the appearance of development which does not blend with the current natural residential flow. I am most concerned about housing built off the alley between 12th and 13th Streets, NW instead of actually on the street. The added congestion, so close to the already present structures raises concerns which pertain to

--trash collection,
--alley traffic, especially at night, and
--safety issues for the residents.

I am of the position that parking for the Public Welfare Foundation should be placed in the alley. As a basically 9:00 to 5:00 business, their day time hours lend to the safe access by their customers and employees. The housing should be placed behind the True Reformer Building, thereby redressing my above concerns.

I am in support of development in general and residential development in particular.
I also agree with the housing concept targeted for current Shaw residents is needed. Manna has established a proven reputation for quality development, as shown in the renovation of the Whitlaw Hotel property. Placing housing in an alley, however, appears to be counter to the desired objectives of how neighborhood improvement increases values and safety. This matter should be revisited by the appropriate agencies.

BZA
Case No. 16602
Exhibit No. 38

Board of Zoning Adjustment
District of Columbia
CASE NO.16602
EXHIBIT NO.38

1919 Thirteenth Street N.W. · Washington, DC 20009 · Telephone (202) 234-9400 · Fax (202) 234-0770
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I am seeking a forum, in the near future, to address directly and in more detail these concerns.

Sincerely,

James Woodyard
1919 13th Street, NW
Washington, DC 20009

cc: Council Member Jim Graham
District of Columbia City Council